

Mrs J Behr
16 Church Way
Pagham
Bognor Regis
PO21 4QL

Your Ref: OWPC13015
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
David Innes

28th February 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for construction of up to 300No. new homes, Care home of up to 80No. beds, D1uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan

Land North of Hook Lane Pagham

Thank you for your internet representation made on 27th February 2017 which has been recorded as **'an objection'** with the comments as follows:

I thought the date for objections was the 28th, so hope my comments can still be listened to. As this is a "Departure from the development plan" the application should be refused as its not an area the council has designated to be built on. There are many reasons it should be refused, there is no infrastructure to support this many houses and is NOT sustainable. The doctors surgery would not be able to cope with an influx of over 600 people possibly more if the other applications are approved in the area - Sefter Rd and Summer Lane none of which are sustainable. The developers saying provision for a school and care home but who is going to build and run them we all know the councils won't so its empty words by the developer. The road barely copes now with the traffic, the roads are in bad repair and will get worse with the impending extra houses. Flooding is all ready an issue which will be made worse with these plans. The schools wouldn't be able to cope with extra pupils and have no space to extend. Unless the council is prepared to put in place the infrastructure and make it sustainable then this application should be refused. The area is just about coping with current population another 1000+ people and cars is not practical. The access from the development onto Pagham Road would not be safe and the same applies to the access onto Hook Lane. Pagham Rd is a fast road so for cars to be turning for access or joining is not safe at all. Hook Lane may be a 30 mph but has a curve to it and again would not be safe for cars entering or leaving. I hope this has been given proper consideration. Not forgetting the loss of prime arable farm land, which once gone can't be given back, prime farm land is needed. I object to this development because it is not sustainable for such a small area. It feels as if your in filling on the strategic gap, leave the strategic gap exactly as that.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be

reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Director Planning & Economic Regeneration