

JULIAN ADAMSON
9 Drift Road
Nyetimber
Bognor Regis
West Sussex
PO21 3NX

Your Ref: OWPC13033
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
David Innes

1st March 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 28th February 2017 which has been recorded as '**an objection**' with the comments as follows:

This submission to build housing on this site takes no account of the long term goal to provide housing for working age families or retired residents of Pagham and Nyetimber. There appears no provision to build bungalows which the older generation now require in order to remain in the own home. It appears to concentrate on housing aimed at a working age population. Sadly there is no large scale employment in this area and there is unlikely to ever be any large investment by large employers in this or the surrounding area. The long term therefore looks very bleak for residents moving to this village and the aim to provide housing in a local village community becomes unsustainable very quickly with residents travelling further and further distances to find suitable employment. This site links up with other proposed sites causing huge traffic problems on an already overcrowded road leading to the A27. This route is already used by large HGV's and access to the A27 is already poor due to increased housing in the Selsey area. The site of Hook Lane already acts as a local flood plain and is already flooded in areas as I write this objection, even after a dry winter. This site has flooded each winter for decades and flooding of Hook Lane has already taken place during the period I have lived in Drift Rd, some 47 years. I trust you will take these points into consideration when looking at this application when one considers other proposed building locations already outlined for housing in the west of Bognor area.

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