

Adam Cowlard
8 Raleigh Road
Bognor Regis
West Sussex
PO21 3NA

Your Ref: OWPC13161
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
David Innes

13th 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 13th March 2017 which has been recorded as **'an objection'** with the comments as follows:

I am objecting the Hook Lane (P/6/17/OUT), Sefter Road (P/134/16/OUT) and Pagham Road (P/140/16/OUT) housing developments for the following reasons.

Lack of infrastructure:

There are inadequate public services for the proposed number of houses. This will lead to issues including reduced water pressure for houses in the local area which is already very low; as a result appliances such as boilers will not work as efficiently and will have a shorter life span. This will lead to increased costs for householders due to increased energy bills and boiler replacement and increased landfill from disposal of old boilers. It will also lead to increased demand for raw materials to build new boilers. These are some of the repercussions of one small issue.

The roads, namely the Lagness Road (B2166) is already extremely congested, it can take upwards of 1 hour to travel 3 miles at peak times. By increasing the local populace and thus the traffic, this road will be completely obsolete for it's purpose. Unless new road structure is introduced into the plans, this will cause a major issue.

Countryside and wildlife:

With the proposed plans essentially backing onto Pagham Harbour Nature Reserve, the increased population and subsequent forms of pollution will cause major issues for the wildlife that have hitherto been able to seek sanctuary in Pagham Harbour. With so few habitats truly away from humans left in England, Pagham Harbour provides an area for water fowl and mammals alike to seek refuge. With the new housing developments will come increased light, sound, greenhouse gas and olfactory pollution. All of this will serve to disrupt the wildlife which may leave the area to seek refuge elsewhere.

Quality of the area where plans are proposed:

The fields where the plans are proposed are all farmland, England supplies a very small percentage of the food that we English actually consume, because there is not enough farmable soil left to support our own population. The reason is because farmland is constantly being sold to pave way for housing. There must be alternative brownfield sites for a new housing development, not workable farmland.

The Hook Lane development is proposed on the site of a small waterway. I have lived in

the area for 15 years and nigh on every winter this floods into the surrounding fields. Building on this floodplain appears an act of stupidity to me. From the recent flooding disasters in the north of our country, I would have thought we would learn our lesson to build housing away from water courses.

I am aware that I sound like a NIMBY, however there are more suitable locations for housing rather than farmable greenfield land. I hope you take into account the few points that I have had the time to list in my comments.

Yours sincerely

Adam Cowlard (Bsc Environmental Science)

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