

C R Wright
7, Downlands Close
Bognor Regis
PO21 3QA

Your Ref: OWPC18158
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
Mr D Easton

9th May 2018

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 9th May 2018 which has been recorded as '**an objection**' with the comments as follows:

I object strongly to this proposal to build housing on prime farmland in Pagham particularly when brown field sites were available. I have since discovered that Arun District Council have cynically taken the decision to reclassify Ford Aerodrome as no longer a brown field site. This is unsupportable in the face of these proposals.

That Pagham has an enviable microclimate and first class growing conditions is witnessed by the success and continued growth of Barfoots. Food production is at least, if not more important, than additional rural housing.

There is little work in the Pagham area for the additional people and the housing that is proposed will necessarily generate additional traffic to work outside the area. This can expect to aggravate an already congested village.

Access to and from Pagham is already dangerous due to the poor quality of Pagham Road, contributing nothing to the little Pagham has in the way of sustainable transport.

That Pagham Road has been designated a section of the South Coast Cycle Way is frankly a joke and cycling the main access to the village is a nightmare. This application shows no alleviation of this situation, quite the opposite.

Recent developments in the area have been allowed to proceed with insufficient parking for the number of housing units. This planning error results in considerable overnight on road parking. Invariably this results in on-footway parking as well. Obstruction of the footway should not be allowed let alone planned for. This has resulted, in one case, to overflow of vehicles from the new estate onto Rose Green Road, for example. Planners cannot be trusted to improve matters with this development.

Pagham has little in the way of support for sustainable transport and this application shows little in the way of detail. Cycle routes and paths across this site and interconnecting routes need to be planned. Routes should be put in place to allow residents to safely access Bognor, Chichester and nearby schools as laid out in the mothballed Pagham Neighbourhood Plan. Developments agreed in that plan are now underway; there is no need for any more.

The elephant in the room for these sites is, of course, sea level rise.

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

Neil Crowther
Group Head of Planning