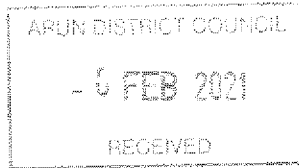


Refer. Planning application
P/132/20/RES.



ANDREW ROBERT DOVE
2 Stonehill Crescent,
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Bognor Regis,
West Sussex,
PO21 3PQ

4TH FEB 2021.

I wish to object to planning application P/132/20/RES for the following reasons.

This plot of land has been used for producing food for at least 60 yrs or more. In a post Brexit world where food production is becoming increasingly unreliable the U.K. should be making every effort to become self sufficient in food supply. Concreting over this large area of fine agricultural land would be unforgivable.

Flooding risk will increase if this land is allowed to be concreted over. This area of land absorbs a vast quantity of rainfall and currently prevents a huge amount of surface water from entering the already overloaded and antiquated drainage network. It is for this reason that any new drainage from this P/132/20/RES application should be allowed to enter the present drainage network and should be clarified in the said application.

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CONT.

It is no longer acceptable for construction companies to keep using the old rhetoric of "It will only happen once in a hundred years". Climate change experts are constantly predicting extreme levels of rainfall for years to come.

The volume of traffic now using the Pagham/Pagness roads is already at saturation level with a constant stream of articulated lorries, Huge commercial trucks, Public transport vehicles, farming tractors, motorcycles, bicycles and also pedestrians risking their lives on unpaved stretches of these country roads. The additional level of car ownership this planning application will create would almost certainly be in the region of 600 private cars, all trying to access an already dangerous and outdated road network. The road width on the Pagham/Pagness road is completely unsuited for the amount of traffic now using these roads that does not take into account the additional traffic that this application will incur. Totally unsustainable!

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The entrance / exit new road junctions on Pagham Road and Hook Lane will cause further chaos and danger. The proposed entrance / exit junction for Hook Lane is also dangerously positioned and will cause confusion to motorists driving towards the Sifter Road turn off. Please take into account the definition of a LANE i.e. A NARROW ROAD OR STREET. Which is a true description of HOOK LANE.

The increased population level that this proposed application for 300 homes will create would approach a minimum of some 800 men, women and children. With an already high level of ~~elderly~~ residents living in the Pagham area how will the local G.P. Surgery cope. With doctors and nurses already in short supply a huge increase in patient numbers will cause yet more delay to appointments. Rose Green School already over subscribed and will be unable to cope with yet more new arrivals. Teachers still in short supply.

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The vast amount of daily waste water and sewage that this proposed development will create has not been addressed sufficiently and a already currently overloaded Pagham WTW will not be capable of coping with development of 300 homes proposed for application P/132/20/RES. The sewage drains from this proposed development must not be allowed to connect to the already existing drainage system which is already under intense pressure.

Where are the employment prospects for the hundreds of new arrivals, in the Pagham area. They will have to seek employment from outside meaning driving out of the area daily onto a already congested Pagham/Lagners road and join the monstrous queues trying to join the A.27. All this extra traffic will become stationary for long periods outside the Mundham Village School pumping out high levels of polluted exhaust fumes onto outside childrens playgrounds almost constantly during school hours.

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Hallam claims that 30 per cent of this development would be affordable housing. Affordable to who one might ask. Try convincing that to first time buyers or local people on a take home salary of £15,000, if they are lucky enough to be already employed. per annum.

This planning is in stark contradiction to all the reports and forecasts made by respected Environment and Climate change scientists. i.e. The irreversible loss of precious agricultural land. The loss of hedgerows. The effect on bird and wild life. The increase in levels of pollution. Increase in levels of flooding.

If Hallam fail to find a buyer for their proposed care home prior to building is there provision in their application for an increase in Housing numbers to compensate.

Thank you

ANDREW ROBERT DOVE