

The Assistant Director of Planning and Economic Regeneration
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF.

12th January 2017.

Dear Sir,

Re -Planning application P/140/16/OUT (Pagham Road).



The application to build large scale housing in the Aldwick and Padham area is greatly unacceptable and in particular those proposed on Pagham Road,

The proposed loss of Greenfield sites on Grade 2 farmland is most regrettable when brownfield sites are not being considered for use as building sites.

The pressures on Schools/Doctors/Dentists/Chemists/ are currently enormous and in many instances cannot sustain efficiency. Traffic through Aldwick and Sefton Road is already overloaded. Additional high traffic movements along the A259 towards Chichester from Pagham are unsustainable.

The Chichester Plain, that area between the Downs and the Coast, has been prized land for centuries but sadly is not now seen by Chichester District Council or Arun District Council as prized greenfield land. The creation of the National Park had not helped this situation, as little or no building is to be permitted within the Park. Developers are therefore grasping at opportunities on the Chichester Plain knowing that both District Councils will not oppose. The situation is disgraceful and must be reversed.

Traffic on the A259 is extremely heavy and added to by the Barfoots of Botley lorry movements. Queues are particularly annoying when attempting to reach the A27 via the Hunston Roundabout and Vinnetrod Road.

There has been no suggestion that some contribution will be made by developers towards any road improvements.

The whole intention requires further thought and sensible consideration.

I OBJECT MOST STRONGLY TO THIS APPLICATION.

Yours faithfully,

A black rectangular box redacting the signature of Glenis Owen.

Glenis Owen (Mrs).
9 Grangewood Drive
Aldwick
PO21 4LT

Mrs Sue Austin

26, Sea Lane,

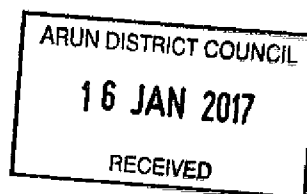
Pagham,

Nr. Bognor Regis,

West Sussex

PO21 4UL

12th January 2017



Ref: Planning no. P/140/16/OUT

Dear Sir/madam,

I am writing to you to strongly object to the planning application P/140/16/OUT.

As a local resident with a disabled family member living at 20 Edwen Close, I have a good knowledge of the amazing place it is to live in Pagham, but also that it has its limits for development around the village & surrounding area.

During the time that we have lived in the area, both our properties have been victim to problems with drainage & sewerage in our areas so I can speak with some knowledge that the local facilities supplying our drainage & sewage needs, is vastly inadequate and out of date for the existing size of our village and we are desperately in need of the whole system being upgraded without more housing to make life more difficult than it currently is. My husband & I have become experts at rodding drains when the water table rises as the system frequently blocks. We have had tankers outside our property in the past to lessen the effect but it is an ongoing problem. I believe that to add more housing to an overstretched infrastructure already at breaking point is not viable.

Our main Pagham Road is totally inadequate for more traffic caused by the proposed housing plans. I have personally witnessed a horrible accident when a cyclist literally "fell off" her bicycle into the scrub at the side of the road due to the poor state it is in for cyclists on such a busy unclassified main route to Chichester. I am a keen cyclist but I would NEVER use this road to Chichester as it is so dangerous. There are many times when we take my mother-in-law for hospital appointments & see cars that have also had accidents. The mix on this road with buses, very big lorries & tractors going to Barfoots of Botley & other local businesses & also cyclists, make for a traffic nightmare & often leads to long delays at peak times or for maintenance. This is also an area of infrastructure which needs massive upgrading before more adding to this with more housing as the road capacity just cannot take anymore.

I do take issue that these housing plans are not only far too big, but more than that, that they are using prime farm land to build on!! This is utter madness for future generations who will come to

rely on this for meeting their food needs. This land is also on valuable flood plains which protect many species of endangered wildlife & migrating birds during the winter in particular. I have witnessed how the Hook Lane end suffers terribly even with moderate rainfall. This has had a profound effect on Edwen Close as it can flood due to its location on the same flood plain. I feel that brown field sites should be used in preference to using prime farming land. I believe that there is plenty of capacity in areas in West Sussex that fit the brown field remit, that has not been considered.

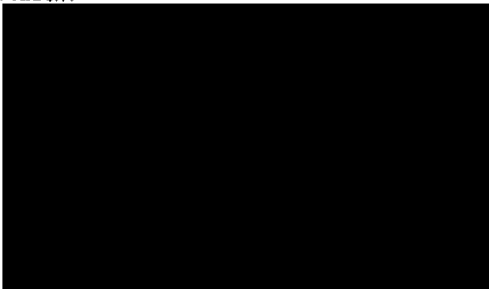
I would also like to add that I will go out of my way NOT to use the junction of Pagham Road & Sefter road. It is such a dangerous junction & I saw that the plans will mean that this junction is going to be used as a main thoroughfare. I do not think this would be a good idea.

My last point is the breaking point that our local amenities are at. My mother-in-law has failing health & she cannot get a local dentist to take her on. It is also very hard to get her to see a GP or nurse from our local surgery or other services such as podiatry. This means that I can personally say that there is no capacity in the system for the proposed housing.

Many thanks for your time.

yours sincerely

Mrs S Austin



Assistant Director of Planning and Economic Regeneration

Arun Civic Centre

Maltravers Road

Littlehampton

West Sussex

BN17 5LF

Bradley Austin

26 Sea Lane

Pagham

West Sussex

PO21 4UL

ARUN DISTRICT COUNCIL

16 JAN 2017

RECEIVED

Reference: Planning P/140/16/OUT

12th January 2017

I write to express my sincere strong feelings in view of rejecting recent proposals to build on prime agricultural land at Hook Lane and Sefter Road, Pagham, West Sussex.

In the first instance I believe that central government are making a huge mistake in their policy to carve up huge areas of green spaces in the South of England. If they acted on the result of the referendum and worked smarter at implementing the wish of the British public in controlling net immigration, would there be such pressure to knee jerk into this harmful policy.

If the answer is, that the building need is so great, surely brown field sites in the County should be the preferred option. One such example would be to develop the vast concrete area of the massive derelict site at Ford airfield. We held a massive consultation exercise in partnership with Pagham Parish Council. Many sustainable potential building sites were identified locally, which would favour both local small scale developments without harming the rich biodiversity in one of the South of England jewel villages.

It would be a tragedy to end up with a situation where there are no breaks in landscape other than housing stretching from Brighton in the East to Portsmouth in the West spanning the unique South Coast village landscape. The areas of green are rapidly diminishing.

Should such proposed developments get the go ahead, I would have serious safety and welfare concerns for the population of Pagham and surrounding villages and also the seasonal visitors. These are some of my concerns.

My elderly Mother lives in Edwen Close, which is close proximity to the Hook Lane proposal. During wet periods the surface water drainage system floods and this has the impact of flooding the housing foul drainage system. We are unable to flush the toilets or use the shower until surface water is removed, normally by pumped tankers. I believe this development will make the residents in the adjoining housing more vulnerable to increased flooding. The current field and ditch system keeps back a vast quantity of potential rain water.

The Pagham Road is statistically one of the most dangerous unclassified roads in the county. Currently this busy windy road has more than its fair share of safety issues. Very large vehicles and tractors operate to and from Barfoot of Botley site. The existing road junctions cause traffic chaos particularly during peak times. Due to the agricultural usage on the road, the road surface becomes very slippery. Also there is direct access to the Pagham Road from a local traveller's community which is in a bad position and parking outside along with heavy vehicles with trailers attached will also impact on the conflict between increased road use linked to the proposed development. I do not have up to date statistics on how many accidents have occurred in recent years on this road. In the past 6 months the numbers would be of a high order and many attributed to the vast number of cyclists using this dangerous cyclist un-user friendly road serving employees of the local agricultural companies operating in close proximity. By adding more access and egress points on this roadway will have a negative impact and create further high hazard potential impact points.

As a keen Rambler I am concerned that losing these green spaces in our village will have a negative outcome on the beautiful natural habitat that thrive in these locations such as the grass snake population, wild birds including buzzards, bats and many other unique Sussex creatures, all of which I have witnessed myself in their natural beauty.

Finally I find it hard to believe that Pagham is a favoured option for new builds, bearing in mind we have not yet found a suitable plan to protect the existing properties in the village from the sea flooding.

Yours faithfully,



Bradley Austin

Copy of letter sent to:

Gavin Barwell

The minister for housing

Nick Gibb, MP

House of Commons, London, SW1A 0AA

6 Nyetimber Crescent
Bognor Regis
West Sussex
Po21 3NN



Assistant Director of Planning and Economic Regeneration

Arun Civic Centre

Maltravers Road

Littlehampton

West Sussex

BN17 5LF

11th January 2017

RE: Planning Application P/140/16/OUT

Dear Sir

As residents of Pagham we would like to express our objections to the above planning application.

The whole essence of the area is that of a rural community and that indeed is the reason that we moved here in the first place. Extending the parish almost to merge with other areas would destroy its current ambience. Surely West Sussex is known for its beauty and valuable wildlife habitat, not for its urban sprawl.

The farmland which would be affected by this development would be a considerable loss of valuable farmland. Furthermore many of the fields surrounding Pagham are liable to flooding and building on these would only move the danger to already developed areas or be a problem for any new development.

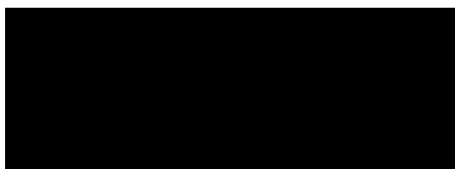
The infrastructure of the area would be severely compromised. The local doctor's surgery is already struggling to cope with demand, the influx of many more patients could be disastrous. Similarly local schools would be very quickly overcrowded and children's education affected. A large influx of people into the area is unsustainable.

Access to Pagham is dependent on narrow winding country lanes, often with deep side ditches because of the danger of flooding. This is already a problem because of heavy HGV traffic serving Barfoots of Botley and other local growers. Planning consent has already been granted to extend Barfoots which will result in more lorries on already busy and completely unsuitable roads. From March to November there is an increase in passenger traffic to serve Church Farm Holiday village. This can result in anything up to 1000 extra vehicles using the Pagham Road. Traffic is already a problem, it could become very dangerous. Recent closure of the Pagham road for gas works only served to illustrate how difficult it is to enter Pagham if there is a problem on the Pagham road.

We feel quite strongly that any development to extend Pagham is completely unsustainable and would therefore like to lodge our objections to the planning application.

Yours faithfully

Jack Seabrook Mary Seabrook



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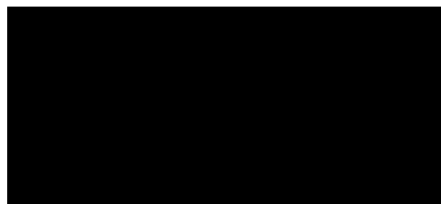
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Aldwick
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