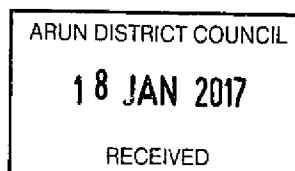


Assistant Director of Planning and Economic Regeneration
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF



9 Grosvenor Way
Rose Green
Bognor Regis
West Sussex
PO21 3HA

10th January 2017

I am writing to you with regard to the planning application for the Hanbury development at Pagham Road Pagham; application number **P/140/16/OUT**.

I most strongly object to this proposal with the following concerns:

- It is unsustainable in relation to local road safety and volume of traffic
- It is unsustainable with regard to local flood risk
- It is unsustainable with regard to the environmental impact on local amenities
- It is unsustainable in relation to irreversible loss of farmland, open spaces, countryside and related wildlife

I will now briefly elaborate each of these points:

I have lived in this area for over 25 years, bringing up a family and making full use of local amenities, schools, doctors and dentists. The Aldwick and Pagham area are essentially a group of small village communities, Aldwick, Rose Green, Nyetimber and Pagham. There is very little local employment beyond service industry and nursery farm/farm work. I fully understand the need for new housing to be built and that the District Council has ongoing responsibilities in relation to this, but to approve the level of new housing proposed for the Pagham area is a short term, short sighted and unsustainable solution by Arun District Council to any assessed need, as there is a significant lack of any sustainable infrastructure to support the number of new houses proposed.

The first and major problem is the local road network. As there is a lack of available local employment the majority of residents in the area need to seek employment in larger out of area towns, with a high volume of traffic heading northwards to Chichester and beyond. The large development of housing recently completed at North Bersted on the Chichester Road has added to what is already an existing problem of high volume traffic: on the Chichester Road to Chichester and Felpham and particularly on the Pagham Road to Chichester through Lagness. This is essentially a countryside B road and yet it is **already**, from 7am to gone 9am in the morning and from 3pm in the afternoon until gone 6pm packed with nose to tail traffic. The road is narrow and full of sharp bends but what makes it especially dangerous is the nature of the vehicles using it. There are frequent tractors and large articulated lorries, buses and cyclists, in addition to the high volume of cars. The road floods frequently in the winter. Accidents are commonplace. This is without the additional 2 cars per household that the planned housing would contribute to, increasing the already existing noise, pollution and level of accident risk. Also, the Chichester bypass/A27 is already jammed with traffic at peak times, still without a solution to ease this existing problem.

The second point in relation to the proposed housing is the flood – and increased flood risk associated with this housing development. This is a flat coastal plain area. Every winter, (along with part of the dual carriageway Chichester bypass), the fields and roads are flooded after any heavy rains. Small housing developments in the area (I believe the Pagham Council Local Neighbourhood Plan, with a traffic consultant and hydrologist professional found that a maximum of 130 houses would be sustainable for the area), would not as radically affect the substrata as the housing numbers proposed by the applications currently being made to the District Council.

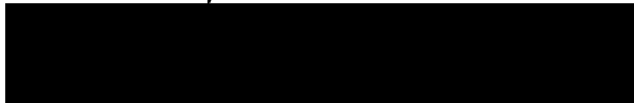
Although there is mention on the planning application of the facility of a new primary school, this does still not accommodate the impact on the subsequent need for (and travel to) secondary education places. There is only one local GP surgery and that is already very busy and under pressure to meet the needs of the existing community.

Finally, using what is existing farm land for housing will irrevocably affect the local environment and the area's and the County's ability to produce food as a sustainable contribution to the local and Country's economy. With the number of houses proposed there will be an unsustainable impact on the local flora and fauna affecting the environment in this area for the detriment and for the long term. All the proposed developments are geographically close to areas of natural beauty and specifically to Pagham Nature Reserve. In everything there is a balance which will be lost when abused, such as is being proposed and considered.

To meet the needs for long term sustainable housing it would seem to me to make more sense for Arun District Council to be looking for or encouraging applications for housing developments where there is already an efficient and durable infrastructure in place, close to better transport links, road systems and townships where there is opportunity for employment.

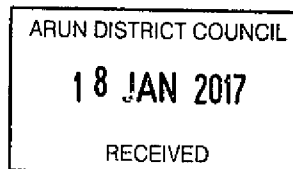
With above reasons I strongly object to the housing application for Pagham Road and hope that the Arun Council will reject this application

Yours faithfully

A large black rectangular box redacting the signature of Susan E Gibson.

Susan E Gibson (Mrs)

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



9 Grosvenor Way
Rose Green
Bognor Regis
West Sussex
PO21 3HA

10th January 2017

I am writing to you with regard to the planning application for the Hanbury development at Pagham Road Pagham; application number P/140/16/OUT.

I most strongly object to this proposal with the following concerns:

- It is unsustainable in relation to local road safety and volume of traffic
- It is unsustainable with regard to local flood risk
- It is unsustainable with regard to the environmental impact on local amenities
- It is unsustainable in relation to irreversible loss of farmland, open spaces, countryside and related wildlife

I will now briefly elaborate each of these points:

I have lived in this area for over 25 years, bringing up a family and making full use of local amenities, schools, doctors and dentists. The Aldwick and Pagham area are essentially a group of small village communities, Aldwick, Rose Green, Nyetimber and Pagham. There is very little local employment beyond service industry and nursery farm/farm work. I fully understand the need for new housing to be built and that the District Council has ongoing responsibilities in relation to this, but to approve the level of new housing proposed for the Pagham area is a short term, short sighted and unsustainable solution by Arun District Council to any assessed need, as there is a significant lack of any sustainable infrastructure to support the number of new houses proposed.

The first and major problem is the local road network. As there is a lack of available local employment the majority of residents in the area need to seek employment in larger out of area towns, with a high volume of traffic heading northwards to Chichester and beyond. The large development of housing recently completed at North Bersted on the Chichester Road has added to what is already an existing problem of high volume traffic: on the Chichester Road to Chichester and Felpham and particularly on the Pagham Road to Chichester through Lagness. This is essentially a countryside B road and yet it is *already*, from 7am to gone 9am in the morning and from 3pm in the afternoon until gone 6pm packed with nose to tail traffic. The road is narrow and full of sharp bends but what makes it especially dangerous is the nature of the vehicles using it. There are frequent tractors and large articulated lorries, buses and cyclists, in addition to the high volume of cars. The road floods frequently in the winter. Accidents are commonplace. This is without the additional 2 cars per household that the planned housing would contribute to, increasing the already existing noise, pollution and level of accident risk. Also, the Chichester bypass/A27 is already jammed with traffic at peak times, still without a solution to ease this existing problem.

The second point in relation to the proposed housing is the flood – and increased flood risk associated with this housing development. This is a flat coastal plain area. Every winter, (along with part of the dual carriageway Chichester bypass), the fields and roads are flooded after any heavy rains. Small housing developments in the area (I believe the Pagham Council Local Neighbourhood Plan, with a traffic consultant and hydrologist professional found that a maximum of 130 houses would be sustainable for the area), would not as radically affect the substrata as the housing numbers proposed by the applications currently being made to the District Council.

Although there is mention on the planning application of the facility of a new primary school, this does still not accommodate the impact on the subsequent need for (and travel to) secondary education places. There is only one local GP surgery and that is already very busy and under pressure to meet the needs of the existing community.

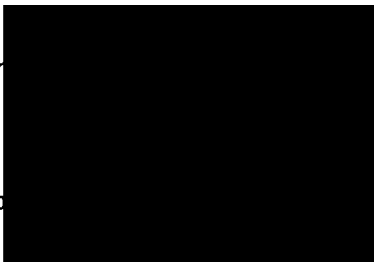
Finally, using what is existing farm land for housing will irrevocably affect the local environment and the area's and the County's ability to produce food as a sustainable contribution to the local and Country's economy. With the number of houses proposed there will be an unsustainable impact on the local flora and fauna affecting the environment in this area for the detriment and for the long term. All the proposed developments are geographically close to areas of natural beauty and specifically to Pagham Nature Reserve. In everything there is a balance which will be lost when abused, such as is being proposed and considered.

To meet the needs for long term sustainable housing it would seem to me to make more sense for Arun District Council to be looking for or encouraging applications for housing developments where there is already an efficient and durable infrastructure in place, close to better transport links, road systems and townships where there is opportunity for employment.

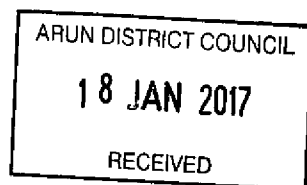
With above reasons I strongly object to the housing application for Pagham Road and hope that the Arun Council will reject this application

Yours faithfully

John C Gibb



Arun District Council
Planning Dept.



20 Elbridge Crescent
Bognor Regis
West Sussex PO21 4JQ

Ref: Application No. P/140/16/OUT

Dear Sirs,

I would like to put in place my serious objection to this proposed housing development (Bartons Farm ... Pagham Rd.) for the following reasons :

It is my genuine belief that this development is also unsustainable, even more so when linked with the planning application for Barfoots which would involve a marked increase in heavy vehicle movements on unclassified or "B" type roads.

I am aware (for the record) that the lower Pagham Road from Chichester, the B2166 turns LEFT at the Royal Oak pub and continues, to meet up with the Chalcraft Lane roundabout, and hence onto Bognor Regis. ((Pagham Road was declared the most dangerous "C" class road in the County (West Sussex Highways and Transport Sub-Committee 2012) , taken from Pagham Neighbourhood Development Plan proposal Page 15 September 2014)) The road that goes straight on PAST the Royal Oak pub is unclassified, its road number is the C44, and this section takes all the heavy vehicle movements to Barfoots, and would also have the Sefter Road (application in), as well as the proposed Hanbury (Summer Lane, application now in) and Hook Lane (proposed development) traffic added to it if they all achieved their goal of Outline Planning permission.. But I know planning at ADC are only interested in actual in place planning applications, but Sefter and Hanbury are now on us, and Barfoots expansion and the additional HGV movements another. Add to this the 2 developments at Summer Lane and this cumulatively adds up to a very serious increase in traffic using an unclassified road. The developers in their traffic document also seem to have ignored the 1000 or so static caravan homes at Church Farm which during the season produce even more increased traffic movements.

Flooding has always been a serious issue historically (think 2012) and recently more evidence has come to light about the structure of the land which does not cope well with excesses of ground water. The WSCC report into the 2012 floods give an insight into the mess the area got into, and in some ways makes for unpleasant reading. It is known that the treatment works at Summer Lane is close to capacity, and the Sefter development would exacerbate this.

The land that is proposed to be built on is still Grade 2 arable farming land which should be considered precious in a world of dwindling resources, surely we should continue farming this instead of importing product from other countries, which in turn makes us more reliant on imports when we have the land already in place.

I am also very concerned about the impact on wildlife in this area that we all cherish, some obvious and some not. We are privileged to have Pagham Harbour on our doorstep, as well as deer, myriads of wild birds, bats and many other varieties of wildlife, all of which rely on somewhere to survive in a natural environment. Our

20, ELBRIDGE CRESCENT
PO21 4JQ

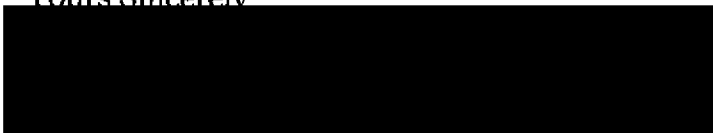
children have the right to continue enjoying this natural resource without pressure from unwanted additional development.

The local infrastructure is already under serious pressure, I find it difficult to book an appointment at the doctors, dentists are close to capacity, hospitals, and by no means last ... schools. Having land to build a school on is wonderful but as far as I am aware, WSCC do not have the resources to build schools "as and when", and the emphasis by developers seems to be on Primary level, yet our Secondary/Academy schools are at full stretch so nowhere to go from Primary ?? I have been told by ADC that if a builder failed to materialise to construct such a school, then a developer could apply after the event to fill that "gap" with more houses and that in itself could be approved thus increasing the amount of housing on the site.

I do not understand why we need all this additional housing in the Arun area, all these additional "residents" might require employment (plus the assumed benefits above), but where Portsmouth, London, Brighton et al have to be reached by some means of transport, and with the lack of reliable means of public connections (the railways are a sore point at the moment), then it's down to the roads AGAIN. We do not really have an established employment base in the Arun area apart from retail, farming (!!), and some engineering though generally very specialised.

It is my considered opinion that when all the above points are treated cumulatively, then it results in a proposed development that is UNSUSTAINABLE, and having read the foreword of the NPPF document by the Government, then I feel my concerns are justifiable. We, the residents of Pagham and Aldwick demand that the elected councillors on ADC stand up for us and not the Government, we need them to fight for our parishes and thus leave our "green fields" as they are, and not concreted over.

Yours Sincerely



Mrs. P. K. Hickey