

101 Herbova View Road

Pegham

PO214RJ

17th January 2017.

Re P134/16/OUT

Sefton Road

P146/16/OUT.

South of Summer Lane



Dear Sir,

Both of the above sites will make a great impact on Pegham
with extra traffic, noise, pollution, flooding.

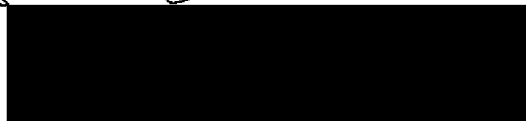
Lost Prime Farmland

16 hectares already stretched

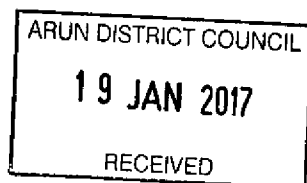
Loss of habitat for our wild life

Please Consider existing residence and the impact
of village life.

Yours Sincerely,



MRS VALERIE R. BOGGUST



120 Harbour View Road,
PAGHAM PO214RJ

17th January 2017

Assistant Director of Planning and Economic Development,
Arun Civic Centre,
Maltravers Road,
LITTLEHAMPTON, West Sussex BN17 5LF.

Dear Sir,

Planning Application P/134/16/OUT Land North of Sefter Road and 80 Rose Green Road PAGHAM – Outline Application with some matters reserved for development of up to 250 dwellings etc.

Planning Application P/140/16/OUT Land South of Summer Lane and West of Pagham Road, PAGHAM – Outline Application for access only – mixed use development comprising of up to 400 dwellings, etc.

It is also relevant to make reference at this time to the proposal in the pipeline for developing the **Hook Lane site** for up to a further 340 dwellings plus a care home, bringing the total dwellings proposed for Pagham to around 1,000.

I strongly object to both the above applications and the proposal in the pipeline for the Hook Lane site for the following reasons.

My main concern is road congestion. The only direct road from Pagham to Chichester (B2166) is a narrow winding country road which suffers from severe traffic congestion especially, but not only, at commuting times and has a poor safety record. It must be one of the worst in the country. The traffic that the addition of 250 to 1,000 dwellings will generate is untenable.

We frequently see vehicles in the ditches and fields. To illustrate the seriousness of some of the accidents, one a few years ago at Lagness required the air ambulance and shut the road for a considerable time causing even more congestion/gridlock, as does any accident or road works, virtually cutting Pagham off from the outside world as it is practically impossible to find alternative routes into and out of the area.

In addition to cars, the road is used by increasing numbers of heavy goods vehicles, tractors and farm machinery, and bicycles. A difficult mix. I have also noticed an increasing number of ambulances over the last few years.

Accessing the A27 is becoming more and more congested. Access via Vinnetrov Road at the Bognor roundabout is a dangerous nightmare already.

The outcome of the Highways England consultation on a Chichester Bypass Improvement Scheme which will affect this junction is not yet known, but none of the options will significantly improve conditions for traffic from Pagham and Option 2 would considerably worsen them.

Additional cars will also increase the already extensive on street parking throughout the village which creates safety and aesthetic issues.

There are other infrastructure issues in the area.

Flooding is an issue for Pagham, not only from the sea, but more relevant here from the rife and run off from fields and roads. The rife is one of the main arteries for the Chichester Lavant Flood Alleviation Scheme. Concreting over ground which is already prone to flooding will make matters worse. The drainage and sewer system is already under pressure to cope. Additional housing will exacerbate this.

Local community services such as hospitals, doctors and schools are already stretched to capacity. The developers of both the Sefter Road and Summer Road sites have offered to provide land for a 1FE or 2FE primary school and the Sefter Road developers have also offered land for a scout hut and ambulance response post. However with no funding for the building and subsequent staffing and running costs, these facilities are most unlikely to materialise.

Finally, the sites comprises prime agricultural land which will be lost forever if the developments are allowed to go ahead. We need to be more self-sufficient in these uncertain times.

A limited number of additional dwellings was provided for in the Neighbourhood Plan, but the above three proposals would represent an increase in parish population of about a third, and could not be sustained by the existing infrastructure and services. It would also completely swamp the current character of the village as a pleasant place in which to live.

I feel strongly that the two current applications (P/134/16/OUT and P140/16/OUT) and the proposal in the pipeline for the development of the Hook Lane site, are untenable individually and collectively, and that planning permission should be refused.

Yours faithfully

R.A. Burfoot



Mr Paul Whitfield
24 Sefton Avenue
Aldwick
Bognor Regis
Sussex
PO21 3BN

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

**P/134/16/OUT Land North of Sefter Road and 80 Rose
Green Road, Pagham: Outline application with some matters reserved for development of up to
250 dwellings etc.**

**P/140/16/OUT Land south of Summer Lane and west of Pagham Road: Outline application for
mixed use development comprising of up to 400 dwellings etc.**

I write in regard to the above 2 planning applications that have been submitted which would increase the number of houses by a total of 650 in the Pagham area. This represents a significant and unwanted increase in the number of houses on the Pagham Parish.

The number of people coming into the area would overwhelm the already over stretched public services in the locality - such as doctors and dental surgeries as well as the local amenity tip which is now operating at reduced hours to save money - but also further afield such as St Richards Hospital in Chichester to name but one. No provision has been made for additional doctor/dental surgeries.

The amount of traffic would increase significantly and is a primary concern.

Sefter Road and Pagham Road are narrow winding country roads and are already heavily used by commuter traffic in the mornings to get from Pagham and the west side of Bognor Regis over to Chichester, and further afield via the A27. Over recent years with the increase in size of the site at Barfoots farm there has already been a large increase in the number of cars, large tractors, other farm machinery as well as HGV's along these roads.

Pedestrians and cyclists are now frequent users of these roads to get to and from the Agricultural businesses along Pagham Road. Sefter Road from the current scout hut to the junction with Pagham road does not have a footpath and pedestrians are often seen walking in the road. There is no provision to improve these roads to cope with the undoubted increase in extra traffic, or provision of a safer environment for cyclists and pedestrians.

Sections of Sefter Road (especially between the current Scout Hut and the junction of Sefter Road and Pagham road) as well as areas of Pagham Road itself often suffer from flooding which adds to the risks encountered by the users of these roads.

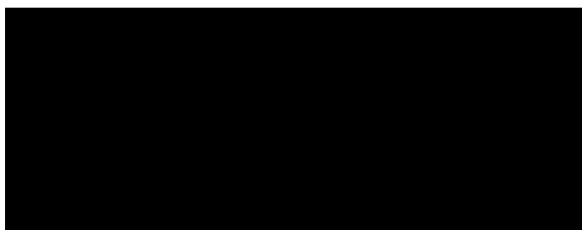
The proposed developments would further use up some high grade agricultural land and would threaten the maintenance of a strategic gap between Bognor and Chichester which helps maintain the separate identities of the 2 settlements and prevents Bognor from becoming a Chichester suburb.

A similar previous planning application (P/113/99) in the area was rejected due to there being a single point of access to the site. For application P/134/16/OUT, this would again appear to be the case.

The planning documents submitted by the developers only evaluate the impact per site and does not take into account other developments nearby. Due to the size of these applications it is essential that the council also reviews these developments as a whole and assess the overall impact of these applications together not just on an individual basis.

Pagham lies just to the South of Britain's newest National Park but the views from that park looking south to the coast will soon be a swathe of houses, factories and roads from east to west. I understand that a limited increase in new housing is needed, and plans for this increase have been provided for in the Pagham Neighbourhood Plan, but these 2 new applications will change the nature of Pagham significantly and are unsustainable and unacceptable. I'm also aware of other possible plans to add further houses to the Pagham area, which along with the 2 current planning applications would take the number of new houses to 1000 which I find unbelievable. I urge the council to REJECT the 2 applications currently going through.

Yours Sincerely



Paul Whitfield