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Aldwick Bay
Bognor Regis
PO21 4NB

The Director of Planning
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

19.1.2017

Dear Sir/Madam

Objection to Planning Applications P/134/16/OUT and P/140/16/OUT

I am writing to object to BOTH planning applications as these developments are UNSTAINABLE on the following grounds –

Infrastructure-

The road from Pagham to the A27 to access the city and shops of Chichester is the B2145/B2166 minor country road. This road is frequently used by cyclists and the increased traffic will pose a greater risk for these cyclists especially in the dark days of winter. This road cannot handle the unsustainable traffic movement particularly well now and would grind to traffic queue from the coast road to the A27. The development at the Whycke roundabout will exacerbate the access and traffic problem at this junction.

Currently the A27 is known to have bottle necks if these developments are approved the result will be that A27 will also become an unsustainable major traffic route from east to west along the south coast.

Access from Pagham to Bognor Regis town is via Sefter and Gossamer Roads which are residential roads not for sustaining high levels of traffic movement on a daily basis; these roads will turn into traffic jams.

Health facilities –

The surgery in Pagham is currently a satellite of the Grove House Surgery in Rose Green. This surgery cannot cope with the patient numbers at the moment the construction of 650 new homes even with a minimum of two persons per dwelling will place unsustainable pressure on this surgery.

Any development must have a commitment from the NHS for the right number of doctors to administer to the population numbers.

Loss of wild life habitat –

The countryside, birds, wild life trees and hedgerows is declining at an ever increasing rate we must be looking to protect this rather than consume it with houses. Surely there are some brownfield sites that could be used? For example there is a disused garden centre on the Lidsey Road just before the level crossing and the Prince of Wales. It has been empty and derelict for years. It's in a residential area so why is this not being developed but left to stand empty? Additionally there is another unused garden centre on Drayton Lane near the junction with Tangmere Road why is this not being developed ahead of prime agricultural land there is already a development on Tangmere Road so this would not be out of place.

Loss of local produce -

Building on agricultural land even Grade II removes the ability for local produce to be sourced. With Brexit comes the potential for the EU to impose trade tariffs on their produce the UK must keep and increase its agricultural output not lose it to houses. There is no production at the two sites mentioned above.

Loss of employment -

The loss of the agricultural site will lose local jobs indeed where are all the people living in these new home going to work. Arun District Council has the largest population over 55 in the South. The Council is already finding its level of social care unsustainable without large influxes of populations making extra demands on its income. There is no loss of jobs at the two sites mentioned above.

Shopping facilities -

Pagham has limited shopping facilities with one small Co-op a small Spar/Post Office and a Tesco Express and parking is limited and will cause havoc on the B2166 towards Chichester and Rose Green where there are two other small Co-ops.

Traffic congestion -

These two developments, which I understand are in addition to the proposed Summer Lane development, will cause unsustainable levels of traffic movement in and around the roads of Pagham, Nyetimber, Aldwick Rose Green, South and North Bersted, Runcton and North Mundham.

Anyone requiring an ambulance in Pagham will experience a long a painful trip along the B2166 to St Richards in Chichester.

"Expert Opinion" documents -

I have read a number of the "expert opinion" documents which identify unsustainable areas of current health care providers which would be overcome by a new surgery with the number of doctor declining what guarantees are the developers giving that the surgery would be staffed? What use would be a new empty surgery?

Clearly those "experts" who wrote the Transport survey have not tried to exit Vinnetrow Road onto the A27 Roundabout at the A259 junction it is one of the most dangerous roundabout exits I have ever come across. Any increased use of this exit is a disaster waiting to happen.

The "experts" also suggest that there will be sustainable levels of employment for the occupants of the new houses but Bognor ranks 438th out 650 constituencies for employment in the UK. How will they get there? There is no train service and buses are single decker as the roads are too narrow. The "experts" can make statistics look wonderful but they are not rooted in the real world nor do they have to live with their reports.

Over development -

These applications are literally the dumping of housing into a region that is fragile in respect of infrastructure, health and shopping facilities that will have a disastrous impact on the land and population now and in the future and should be refused.

Yours faithfully


Malcolm Nichols