

ARUN DISTRICT COUNCIL

25 JAN 2017

RECEIVED

CARDINALS DRIVE
PAGHAM

24/1/2017

BOGNOR REGIS

W. SUSSEX

PO 21 4QD.

Dear Sir/Madam.

I am writing to you to OPPOSE the planning application P140/16/OUT. at Summer Lane, Pagham.

The whole of the infrastructure will just NOT cope, not only with this application, but with the other ones in the close area of Pagham Road.

The exit from the VERY narrow Summer Lane onto Pagham Road is only the start of Big Problems,

Pagham Road and the surrounding roads are not much more than old CART TRACKS with some tarmac covered over them to make them into roads, you put a load more cars, etc, together with existing 20 ton Heavy goods lorries and large farm tractors, Service buses going to and from Chichester, then meeting the A27 you then have a MILLIONS of pounds worth of BIG PROBLEMS.

There is not much need to go into ALL of the other infrastructure problems in detail as there is so many, so briefly there is FLOODING,

DOCTORS, NURSES, HOSPITALS,
SOBS, DENTISTS, SEWAGE
etc, etc. and then, even
more FOOD GROWING FARM LAND
LOST.

When you create over
FARM LAND you cannot grow food.
! - NO FOOD - YOU DIE.

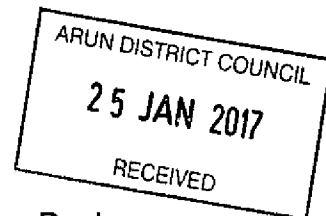
It is just complete
NONSENSE to let those
planning applications get the
go-ahead.

Yours Sincerely


Mr. T. S. PEARCE.

63 Barrack Lane
Aldwick Bognor Regis
West Sussex PO21 4DE
24 January 2017

Karl Roberts
Director of Planning & Economic Regeneration
Arun District Council
Maltravers Road, Littlehampton BN17 5LF



Dear Mr Roberts

I refer mainly to the planning application for Summer Lane, Pagham.
P/140/16/OUT

There are many reasons why this property development should be refused planning permission.

Pagham is a rural village lying in the strategic gap between Bognor Regis and Chichester and the creeping urbanisation of this area will destroy the rural aspect of this area and lead, without doubt, to more property development between these two towns which will then become one town.

Once the valuable farmland has been built on we will have lost the ability to grow crops on it. The arable land on the 6 mile plain south of the Downs grows crops for our consumption. Leaving the EU will mean we must be more self-sufficient in the future and will need this land for that purpose.

The loss of wildlife, so close to the nature reserve, will be irreversible. We rely on tourism in our area but who will want to visit an area carpeted in housing?

The traffic problems in our small country lanes are well documented already. Adding any more houses, each with possibly two cars, will make the traffic chaos even more unbearable.

There are few jobs in our area leading to the prospect of the new home owners having to travel up to the A27 and beyond in search of employment further afield. With virtually no alternative methods of travel, this means hundreds more car journeys and even more travel misery.

Sefter Road Summer Lane Hook Lane Morrells Farm Chalcraft Lane

There seems to be no joined up thinking with regard to these multiple planning applications. Taken separately, they are a blight on our villages. Added together they represent a huge influx of people to an already saturated area. Where is the joined up thinking regarding the infrastructure - medical services, schools, cycle routes that actually go somewhere?

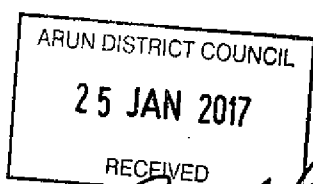
Please, someone, be brave and refuse these developments en masse on our behalf. Then get on with sorting out the traffic problems we already have.

Yours faithfully
Mrs Alison Ridley



FROM:-

G.M. FARMERIA
15 GOLDEN ACRE



PACHAM POZITRY

REF PLANNING APPLICATION FOR PROT
PTO/16/OUT:-

TRAFFIC THE ROADS IN THIS AREA ARE
ALREADY, HAVING TO PUT UP WITH FARMS
VEHICLE. (WE EXCEPT THIS AS WE LIVE
IN A FARMING AREA.

FLOODING THIS YEAR (2016) HAS BEEN
ONE OF THE DRYEST FOR YEARS, BUT
IF IT WAS NOT FOR FARMERS RECOVERY
KEEPING DITCHES CLEARED, IT WOULD BE
FOR WORSE. THEY HAVE ALSO MADE
TWO RESERVOIRS FOR DRY PERIODS OF
THE YEAR. SAVING WATER. SO IT
DOES NOT RUN TO THE SEA...

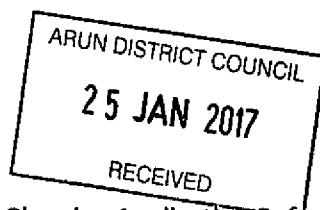
FARMING LAND THIS AREA HAS
GOOD LIGHT SOIL FOR GROWING A
VARIETY OF VEGETABLES / WHEAT / POTATOES
THE LAND IS FLAT, MAKING FARMING
IT GOOD.

PERSONAL NOTE
I HAVE LIVED IN THE AREA FOR
NEARLY 60 YEARS. I WALK EVERY DAY
ABOUT 5 MILES OVER THIS LAND AND
SEEN OVER THE SEASONS ALL IT GOOD
AND BAD FARMING THIS IS MY REASON
FOR NOT BUILDING ON THIS LAND. TO
TO VALUABLE FOR FOOD.



The Assistant Director of Planning
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

104 Pagham Road
Pagham
Bognor Regis
West Sussex
PO21 4NN



22nd January 2017

Sear Sirs,

Objection to Planning Application Reference: P/140/16/OUT

I would like to register my objection to the planning proposals contained P/140/16/OUT in respect of the construction of 400 dwellings, a 70 bed care home, a local centre, 1FE Primary School and a scout hut on land south of Summer Lane and West of Pagham Road.

I am shocked and dismayed that such a proposal should be contemplated for construction on prime agricultural land for the following reasons:-

1. Pagham is a village already comprising of some 3000+ dwellings which is accessed via Pagham Road, being the key route to the A27 to Chichester and beyond. Pagham Road is a narrow road, little more than lane, prone to flooding and already suffering from traffic congestion and hindered by large and slow moving farm vehicles, HGV's and articulated trucks, often leaving lengthy stretches of mud on the road. It is a major hazard for cycles which inevitably slow the traffic almost to a standstill and are practically impassable due to the absence of a cycle track along such a narrow and bending route. Furthermore, compounded by the significant increase in the building of developments in surrounding areas such as Bersted, Flansham, Felpham and beyond, people are now using Pagham Road as a means to avoid the congestion on the A27 and reach the A259, causing extra pressure on the Pagham network. This has resulted in increasing congestion, accidents and vehicles ending up in the roadside ditch alongside Pagham Road.
2. The Pagham area sits within the land between the South Downs and the sea which is a natural flood plain and due to the run-off of water from the surrounding fields, Pagham already has a history of flooding. Therefore proposing to build more houses where there are already floods would not seem to be a normal or viable practice. This proposal will significantly increase the risk of additional flooding in Pagham with the loss of the fields and vegetation which currently assist natural drainage to the area. Furthermore the proposed solution of pumping floodwater into the Pagham rife carries a risk of pumping contaminants into Pagham Harbour and the sea, which contravenes international law and raises ecological concerns and impacts upon the natural habitat and wildlife. In addition to the risk of flooding, I understand that the Summer Lane sewerage facility lacks capacity for future developments and this will also need to be addressed.
3. The loss of valuable farmland in an area which contains high grade soil and has maximum sunlight hours which is much needed for food production in England, it seems to be a somewhat perverse course of action when farmers are desperate to obtain more acreage for food production and is simply squandering our countryside for short term gain.
4. The proposal to build a 1FE Primary School is for entry level only and the need if any, would be for a junior school at all grades. In any event, currently senior school pupils in the area currently have the protracted task of travelling to Chichester, Felpham and the Regis

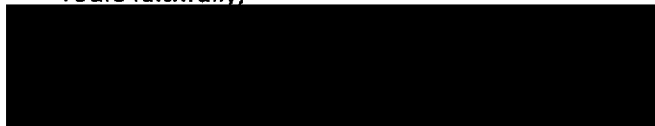
schools, which will become even more difficult in terms of access and time within the existing already strained infrastructure, exacerbated by the effects of a further increase in local dwellings. The proposal to build a 70 bed care home also would appear to be somewhat unnecessary with numerous such facilities already existing throughout the area, many of which are understaffed and underfunded. Similarly, there is a medical centre at Rose Green which is already under significant pressure due a lack of doctors and a number of surgeries within it remain empty, thus presenting the already sizeable village community with a major challenge to secure prompt appointments and when having done so, often face a significant wait for referrals of many months for treatment. St. Richards Hospital in Chichester is already creaking under the pressure to service the community due the cumulative effect of an increase in local population and in addition to the recent significant number of housing developments attracting more people into the area! I would also question the need for an additional centre, there is already a community centre in Pagham on the existing site which is further supported by the facilities available at St. Ninians, Pagham United Reformed Church on Pagham Road.

5. Whilst on the issue of infrastructure, in respect of the proposal to build 400 homes on the Summer Lane/Pagham Road site, compounded by the additional proposal to build a further 250 homes on the Sefter Road/Rose Green site (planning application P/134/16/OUT), where are all these additional people going to work and how on earth are they going to get there? Based upon the already stressed road network, there are only a limited number of jobs available in the area of which in any event are mostly low paid positions and would not necessarily be suitable for a number of the new residents. From personal experience, as I have to travel to work via the A3 or A283, I can attest to the fact that travelling locally within commuting times is an absolute nightmare, particularly trying to exit or return to the Pagham area whilst navigating the traffic on the A27 and neighbouring roundabouts.

So to summarise, this proposal, read in conjunction with the additional housing proposal P/134/16/OUT, would seem to be completely inappropriate in size and practicality as the local infrastructure simply could not support it. It is unsustainable both economically and environmentally and is strategically unnecessary and undesirable in that it involves the use and destruction of economically valuable agricultural land, places an untenable burden of additional traffic congestion, significantly increases the risk of flooding and has the undeniable potential to disturb the ecology and lose some of the natural wildlife which is dearly valued by both the existing community, holiday makers staying at the Church Farm facility and many other visitors currently attracted to the area.

Whilst I can understand that there may well be a future requirement to build a sensible number of additional homes to meet a local requirement, I would strongly argue that this should be realistic and sustainable and essentially within the number of 125-130 homes previously identified within the neighbourhood plan, which hopefully then could be more practically absorbed into the existing but severely overstretched infrastructure.

Yours faithfully,



Eric A. Marshall

28 Churan Way
P02140J.

21. 1. 17.

Apphaticin NO: P/140/16/OUT.

Dear Sir,

I understand the need for more housing but, to build on our arable land & forming land is a disgrace.

We are destroying our forming land so how are we supposed to build our agricultural future.

These proposed houses will have a terrible effect on traffic, possible flooding, and bad infrastructure in place.

The sustainability of this development is unpracticle.

Empty land between towns and villages should not be built on.

We are struggling to get pr. Dentist and school places as it is, with the plans to build over 1000 new homes in pagham will make

this practically an impossibility

Please realise that the road in and out of pagham is already over run with farm lorries and is dangerous for cyclist,

This development must not go ahead.

