

To Development Control
Karl Roberts
Assistant Director of Planning and Economic Regeneration
Arun Civic Centre
Littlehampton
BN17 5LF

4 Pagham Rd
Pagham
PO21 4NP
24/01/17

Dear Mr Roberts

Re Planning Application P/140/16/OUT Pagham South

I object very strongly to the above planning application. The following are my main reasons:--

ROADS

A large proportion of the people who would be likely to occupy properties on the proposed development would commute to work along Pagham Road towards the A27. There are frequent accidents along this road and tailbacks due to cyclists, farm vehicles and just volume of traffic. It would be dangerous to add more traffic to this minor road.

FLOOD RISK

I believe that the proposed development would be in an area prone to flooding as occurred in the years 1994 and 2000 when the river Lavant flooded an area between Chichester and Pagham Harbour. Work has been completed to alleviate this by channeling any flood water through Pagham by way of the rife close to the proposed site. Covering more farmland with houses and tarmac would add to the volume of "run off" water. An area around the junction of Pagham Rd and Sea Lane has flooded twice since 2000 because the drains have not been able to cope with this surface water.

WILDLIFE

This development would be too close to Pagham Harbour which is an SSSI. Many migrating birds particularly Brent Geese regularly settle/graze on the proposed development site. The RSPB manages the Harbour. Have they been consulted regarding the impact on wildlife?

FARMING

The proposed development would be on prime arable farm land which should be used to grow food.

I trust that you will give my objections very serious consideration.

Yours sincerely

Stephanie Ablett





Mrs Marlyn Wilds
3 Nyetimber Lane
Rose Green
Bognor Regis
PO21 3HE

24th January 2017

Re Planning Apps P/134/16/OUT (Sefter Road)

P/140/16/OUT (South of Summer Lane)

Dear Sir / Madam

I would like to object most strongly regarding the planning applications noted above.

The reason for this objection is you will be building on flood plain which is part of prime agricultural land. The Manhood Peninsula which grows 10% of Englands vegetables, and this country will i feel in the near future need to be self sufficient in the growing of crops.

1. Also the infrastructure in the Pagham area will be unable to cope with the major building of new dwellings. Pagham Road and Lagness Road are at the moment struggling to cope with present amounts of traffic (especially with the amount of 40 ton lorries using the road for Barfoots)
2. The sewerage system in the Pagham area is already struggling to cope. So with any future flooding as we had in the past where is all the water going to go.
3. Our NHS is already struggling, St Richards hospital and our 1 doctors surgery can't cope now. (It takes 2 weeks or more to get a doctors appointment now)
4. There are not enough schools in the area (Rose Green School is at present using cabins as classrooms) also there is a question of secondary schools. The system is not coping with the local population let alone a major influx of more children.
5. If the area is in that much need of more housing then why not build on Ford Airfield which at present is only a market.
6. Bearing in mind that most jobs in the area are retail or agricultural paying only the minimum wage, how are any new residents without commuting miles going to be able to afford mortgages (Including so called affordable housing)

This will turn the Pagham villages community into a town and cause an explosion in the population. The area will just not be able to cope.

Before you build one more house in this area I suggest that you build and staff a new hospital, doctors surgeries and schools. Also upgrade the Pagham/Lagness Road to a standard that it can cope with the extra traffic.

Yours Faithfully

A solid black rectangular box used to redact the signature of Mrs Marlyn Wilds.

Mrs Marlyn Wilds

Mr Richard Wilds
3 Nyetimber Lane
Rose Green
Bognor Regis
PO21 3HE

24th January 2017

Re Planning Apps P/134/16/OUT (Sefter Road)

P/140/16/OUT (South of Summer Lane)



Dear Sir / Madam

I would like to object most strongly regarding the planning applications noted above.

The reason for this objection is you will be building on flood plain which is part of prime agricultural land. The Manhood Peninsula which grows 10% of Englands vegetables, and this country will i feel in the near future need to be self sufficient in the growing of crops.

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Yours Faithfully

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Mr Richard Wilds

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

22 Pagham Road
Pagham
Bognor Regis
West Sussex
PO21 4NP



26th January 2017

Dear Sirs,

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

I would like to register my objection to the planning proposals contained within 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 dismayed that such a proposal should be contemplated for construction on prime agricultural land for a multiplicity of reasons but primarily those listed below:

1. Pagham is a village already comprising of some 3000+ dwellings which is accessed via Pagham Road, this being the primary route to the A27 to access Chichester and beyond. Pagham Road is little more than a lane, which is prone to flooding and already suffering from traffic congestion and hindered by large and slow moving farm vehicles, HGV's and articulated trucks. This will only get worse, as Barfoots Farm have applied to erect an enormous facility for growing and packing peppers, with the consequent increase of HGV's entering and exiting to collect this produce. During the autumn and winter months there is often large amounts of mud left on the road from the farm vehicles which is a major hazard for cycles: they 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 winding route. Traffic volumes are also compounded by the significant increase of developments in surrounding areas particularly Bersted, Flansham and Felpham drivers are now using Pagham Road to avoid the congestion on the A27 and reach the A259, causing extra pressure on the Pagham network. This has resulted in increasing congestion, with the accompanying increase in accidents with vehicles ending up in the roadside ditch or blocking Pagham Road, causing havoc for local traffic and residents.
2. The Pagham area sits on the coastal plain between the South Downs and the sea which is a natural flood plain, consequently Pagham already has a history of flooding. Indeed, when we bought our bungalow nine years ago, the Environment Agency's Report that we obtained pointed this out. When we attended the developers meeting to view the proposed plans for the development we were told that the farm land was not liable to flooding. What has happened in the last nine years to change the EA Report we received? We were also told that the seawall would protect Pagham from inundation by the sea. Where is the seawall? Therefore, proposing to build more houses in an area that 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. I understand that 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, as a secondary consideration, I understand from the Parish Council that the Summer Lane sewerage facility lacks capacity for future developments and this would also need to be addressed.

3. With the increasing population in the UK the loss of valuable farmland in an area which contains high grade soil, and benefits from maximum sunlight hours and is extremely productive 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 Primary School is for entry level only, if the proposed planning application was to be passed, I would have thought that the need if any, would be for a school at all age levels. In any event, senior school pupils in the area currently must travel to Chichester, Felpham and the Regis schools, so if a school were to be built the need would be for a secondary school. 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. So, if another Medical Centre were built where would the Doctors to staff it be found? There is a knock-on effect to the shortage of Doctors, and that is the pressure on St Richards Hospital. Having gained an appointment at the Medical Centre patients 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 to the cumulative effect of an increase in local population and the additional influx of new comers due to the recent significant number of recent housing developments attracting more people into the area! I would also question the need for an additional Community centre, there is already a community centre in Pagham on the existing site which is further supported by the facilities available at St. Ninians 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? There are only a limited number of jobs available in the area, many of which are low paid positions and would not necessarily be suitable for the proposed new residents to get a mortgage.

In summary, this proposal, taken 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

A solid black rectangular box used to redact the signature of the sender.

M L Edwards

17A Church Way
Pagham
West Sussex
PO21 4QJ

Mr Karl Roberts
Director of Planning & Economic Regeneration
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
B17 5LF



24 January 2017

Dear Sir

PLANNING APPLICATION P/140/16/OUT

I refer to the above planning application and write to strongly object to this development being built in Pagham.

We moved to Pagham some 15 years ago with a view to having a stress free retirement. At that time the village was easy to access from the Pagham Road with little parking either side of the road into the village itself. The experience now is that every day there are problems in trying to navigate from the entrance into and along to the end of the village as there are so many cars parked either side of the road. My thoughts are that if this development goes ahead you will not be able to enter the area safely - I would liken the transition now as being on the "dodgems" - weaving in and out of the cars.

As an example, in recent months there were two large vehicles delivering to Tesco, another large vehicle delivering beer to the Inglenook and also a bus at the bus stop. Everything came to a standstill and it was chaotic. I can envisage this scenario as the norm if there are more cars coming in and out of the village. It is an accident waiting to happen! All this is happening in the quieter winter months.

The situation is much worse from March to November when Church Farm Holiday Village is open. The volume of traffic increases tremendously during this period. Building another 400 homes along this part of the Pagham Road, together with a school, is going to lead to more and more traffic in the area.

This aside, you have to address other very important issues:

1. That you cannot get a doctor's appointment now without having to wait weeks. What will be the situation with further homes being built. We do not have enough doctors at the surgery - a situation that is cropping up all over the country. There is also the issue of how local hospitals will cope with another 1000+ people living in the village and

surrounding area.

2. The fields in the area already flood. If more homes are built where is the water going to go? Pagham is likely to become more and more prone to flooding.
3. It is said that we need more homes for young people. This is something that I would not disagree with. However, where are these young people going to get work? There is no large volume of work in Pagham or the surrounding areas for the number of people we are talking about. This means that anyone moving into the area will have to commute. Hence more and more traffic going through the village and this will lead to more and more congestion on the Pagham Road and the roads leading to the A27 which are already horrendous at peak times.
4. If a school is built on the planned site, we then encounter the "school run" situation which is already a problem in North Mundham when children are being ferried to school during the rush hour. Again, more and more cars coming into the village from the surrounding area. Also, what happens when these children attending the Primary School have to move onto Secondary School? Where will they be accommodated? Are the developers planning to build a Secondary School as well?
5. Now we move onto Sewerage. Is the sewerage plant in Summer Lane able to cope with another 400 homes? I would have serious doubts about this. Is there a plan to build a new sewerage plant? If so, where will be this located.

These are some of my thoughts on the Application which I would strongly recommend Arun Council to turn down.

Yours sincerely



63 Barrack Lane
Aldwick
Bognor Regis PO21 4DE
26 Jan 2017

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



Dear Mr Roberts

Re: Planning Application for Summer Lane, Pagham **P/140/16/OUT**

I object to this most unwelcome application for housing development, the latest in a series of applications, which together would destroy the character of the area and the living standards of the residents.

The need for a massive housing increase in this area is unproven. Just because the Planning Department **can** give permission, it does not mean it **should**, otherwise a mockery is made of the word 'planning'.

My main objection refers to the infrastructure, especially the roads. The total number of houses proposed by this tranche of recent planning applications will be more than a thousand. Working age residents (assuming they can find work in an area with little employment on offer) will likely need to drive up the winding and inadequate Pagham Road to get to the A27; this road is already a death-trap during the rush hours, especially for cyclists commuting from Pagham. The road network must be improved and proper cycleways provided before any of these planning applications should even be considered for passing.

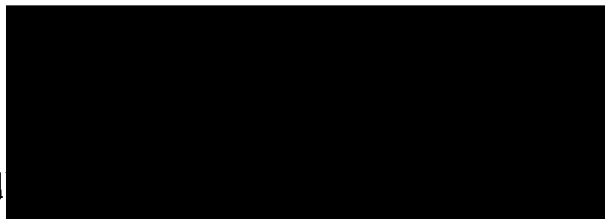
Increasing the population of this area by a third will place an intolerable strain on an already stretched NHS. There are simply not enough GPs to cope; GP recruitment is a major problem nationally.

Once valuable farmland is built upon, there is no going back. With Brexit upon us, it is increasingly important for this country to be self-sufficient in food provision. Building on fertile agricultural land makes no sense whatever.

Please, Mr Roberts, be brave and refuse these developments collectively on our behalf. Please listen to the residents and not satisfy the speculative greed of property developers.

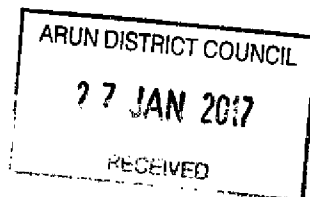
Yours sincerely

Dr Malcolm G Rid



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

22 Pagham Road
Pagham
Bognor Regis
West Sussex
PO21 4NP



25th January 2017

Dear Sirs,

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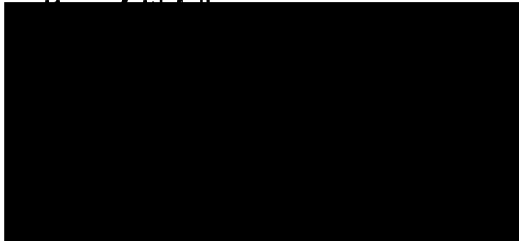
I find it incredible and am dismayed that such a proposal should be contemplated for construction on prime agricultural land for a multiplicity of reasons but primarily those listed below:

1. Pagham is a village already comprising of some 3000+ dwellings which is accessed via Pagham Road, this being the primary route to the A27 to access Chichester and beyond. Pagham Road is little more than a lane, which is prone to flooding and already suffering from traffic congestion and hindered by large and slow moving farm vehicles, HGV's and articulated trucks. This will only get worse, as Barfoots Farm have applied to erect an enormous facility for growing and packing peppers, with the consequent increase of HGV's entering and exiting to collect this produce. During the autumn and winter months there is often large amounts of mud left on the road from the farm vehicles which is a major hazard for cycles: they 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 winding route. Traffic volumes are also compounded by the significant increase of developments in surrounding areas particularly Bersted, Flansham and Felpham drivers are now using Pagham Road to avoid the congestion on the A27 and reach the A259, causing extra pressure on the Pagham network. This has resulted in increasing congestion, with the accompanying increase in accidents with vehicles ending up in the roadside ditch or blocking Pagham Road, causing havoc for local traffic and residents.
2. The Pagham area sits on the coastal plain between the South Downs and the sea which is a natural flood plain, consequently Pagham already has a history of flooding. Therefore, proposing to build more houses in an area that already floods would not seem to be a normal or viable practice. This proposal will significantly increase the risk of additional flooding in Pagham together 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, as a secondary consideration, I understand from the Parish Council that the Summer Lane sewerage facility lacks capacity for future developments and this would also need to be addressed.

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5. Whilst on the issue of infrastructure, in respect of the proposal to build 400 homes on the Summer Lane/Pagham Road site, the proposal to build a further 250 homes on the Sefter Road/Rose Green site (planning application P/134/16/OUT) only compounds the problems, where are all these additional people going to work and how on earth are they going to get there?
6. The road network is already overstretched, there are only a limited number of jobs available in the area, many of which are low paid positions and would not necessarily be suitable for the number of the new residents as they would not be able to get a mortgage. From personal experience, 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.

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P R Edwards