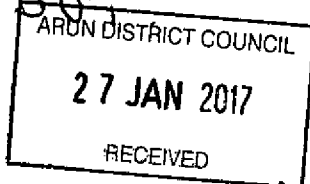


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2 Stonehill Crescent,
Pagham,
Bognor Regis,
West Sussex,
PO21 3PQ

REF. PLANNING APPLICATION

P/140/16/OVT



25TH JAN. 2017

Dear Sirs.

I wish to make the following objections
to the planning application No. P/140/16/OVT.

The area of agricultural land being
proposed for this huge housing development
is of prime food producing quality.
(It has been used for this purpose for probably
well over a hundred years. Once it is built
on it will be lost forever. We cannot as
a nation keep on relying on imported
food to keep our country fed.

The extra volume of vehicles that
400 plus households will produce
will cause chaos and greatly increase
the possibility of Pagham Road becoming
completely grid locked. It is an old
style country road already overused

CONT.

(2)

(overused) with outgoing job workers and increasing delivery trucks and lorries plus farm tractors. It is a road known to be accident prone with a number of fatalities caused by car crashes. All of this traffic ends up trying to access onto the already over a completely state of lock down on the A27. The volume of traffic coming through the Pagham roads has also been caused by cars trying to escape the hold ups caused by the massive increase in Housing in the Bexsted area. Lack of employment in Bognor Regis and Pagham is the cause of this daily exodus.

The risk of flooding will increase with this massive area of land being converted over. Something that the developers consultants and so called "EXPERTS" are in complete denial with. Sewerage and drainage systems will also be placed in great danger.

Cont?

3

What is the use of so called promises to build schools and health premises when everyone knows that we have a nationwide shortage of teachers and G.P.'s already. Perhaps these consultants that advise the developers can GUARANTEE a supply of teachers and doctors for say a period of 10-15 years after the developements have been constructed. No! I thought not!

Lastly could I suggest a novel idea. Why not institute "A NEIGHBOURHOOD PLAN" and so give the people that matter a chance to express their views.

I know, I know. "Sarcasm is the lowest form of wit". But what else have us fervent conservative voters got left?

Yours Sincerely,

ANDREW R. DAVE

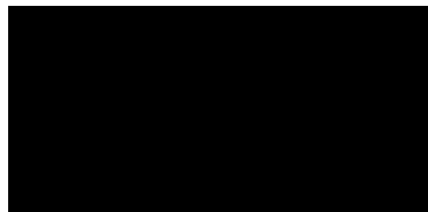
2 Stonehill Crescent,
Pagham,
Bognor Regis,
West Sussex,
PO21 3PQ

25th Jan 2017.

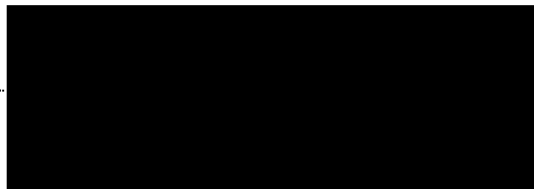
Dear Sirs

I thought the enclosed article might
be of interest to you. Perhaps the words
of that Nobel prize winner Mr. Bob Dylan
"FOR THE TIMES THEY ARE A CHANGING"
seem to be appropriate.

Kind Regards.



A. R. DOVE



Ministers shelve plans to bulldoze Green Belt

By Jason Groves
Deputy Political Editor

A HOUSING free-for-all on the Green Belt is set to be abandoned as ministers come under pressure from their own constituents.

At least half the Cabinet are already facing controversy over plans to allow green fields to be bulldozed for housing.

Those affected include Theresa May, Chancellor Philip Hammond, and Defence Secretary Sir Michael Fallon, who has vowed publicly to 'fight to protect the Green Belt from inappropriate development'.

Communities Secretary Sajid Javid was reported last year to be considering easing the rules that allow councils to build on Green Belt land provided they designate equivalent areas of land for protection.

But Tory sources insist his remarks were over-interpreted and believe the idea will be quietly shelved when a White Paper on housing is published later this month.

One senior Tory said: 'There will be a riot if they mess about with the Green Belt. We made a promise to protect it, and there are plenty of MPs - including some in the Cabinet - who

**'There will
be a riot'**

are going to make sure we stick to it.' At least ten Cabinet ministers are facing controversy over proposed Green Belt developments in their constituencies, including Mr Javid, who lodged a formal objection to plans for 2,800 homes in his Bromsgrove constituency in the West Midlands last year before taking up his current role.

In the Prime Minister's Maidenhead constituency, campaigners are fighting plans to build 3,000 new homes on Green Belt land. Sir Michael has said publicly that he will oppose plans to turn over large swathes of countryside for housing in his



Formal objection: Sajid Javid

**Javid: Let's
build on the
Green Belt to
tackle Britain's
housing crisis**

From the Mail, October 3, 2016

focus on increasing development on brownfield sites and undesignated greenfield sites as they set out new proposals to hit the target of building one million new homes by 2020.

Sources close to Mr Javid insist he is committed to protecting the Green Belt, with development only permitted in 'exceptional' circumstances.

But former chief whip Andrew Mitchell said the Communities Secretary 'cannot be trusted' on the issue after he gave approval for 6,000 new homes on countryside in Mr Mitchell's Sutton Coldfield constituency.

Yes,
ing,
import
father

FOR THE ATTENTION
OF MR. KARL ROBERTS

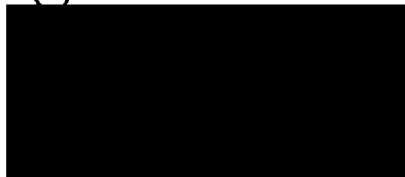


2 Stonehill Crescent,
Pagham,
Bognor Regis,
West Sussex,
PO21 3PQ
18th Jan. 2017.

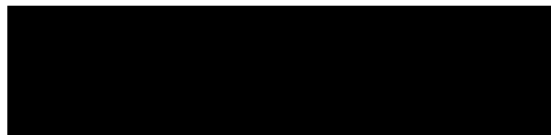
Dear Sir.

I thought this article from the Daily Mail
March 14. 2013 might make an interesting
read for yourself and co. planning
committee. What a consolation it is to now
have a fully elected conservative
government in power to fully protect us
from all these new planning applications.
I know. I know. "Sarcasm is the lowest
form of wit" but hey ho. what else have
us Conservative voters got left.?

Yours Sincerely



ANDREW R. DOVE.



By Jason Groves
Deputy Political Editor

SWATHES of England's Green Belt will have to be bulldozed for housing within the next five years, councillors warn today.

A survey of local politicians reveals that 58 per cent believe their local authority will have to sacrifice precious countryside land by 2022 to keep up with Government demands for housing.

It comes as ministers prepare to unveil proposals for increasing house building in a bid to ease the housing crisis.

The survey of more than 1,200 councillors was carried out jointly by the National Trust and the Local Government Information Unit (LGIU). It reveals widespread concerns that local authorities are being forced to sacrifice Green Belt land because of Government housing targets.

The findings appear to undermine claims by ministers that the Green Belt is 'sacrosanct' and will not be threatened by the push for new homes.

They reveal that fears among councillors are on the rise, with the figure fearing land must be sacrificed up from 51 per cent when the survey was last conducted four years ago.

And the situation is even starker in some regions. In Yorkshire and Humberside 69 per cent of councillors said Green Belt land was 'likely' or 'very likely' to be given up for housing development in the next five years. In the South-West, the figure was 66 per cent, while in the South-East it was 61 per cent.

Adam Royle, of the National

Death of the Green Belt

JAN 11 2017

Councils warn precious land could be lost as demand for more homes rises

Trust, described the findings as worrying. 'There has been a trend for local plans to allocate more Green Belt land for housing, despite the protections it is supposed to have,' he said.

'We accept there is a need for more housing and, although we would prefer most of it to be on previously developed "brown-field" sites, we accept there will have to be some development on green fields. But we continue to believe that Green Belt land should be treated as a special case because that is what protects us from the urban sprawl we see in other countries.'

Andrew Walker, of the LGIU, said: 'It is clear that councillors now see a real risk that local protection for the Green Belt will be eroded because of the increasing pressure to identify land for new housing. We hope the Govern-

ment will use the new housing White Paper to make it clear that local control of where houses are built will be strengthened.'

Today's survey reveals that councillors believe they are being handicapped in the fight to preserve precious landscapes by repeated shake-ups in the plan-

'Under siege from developers'

ning system. Almost three-quarters (72 per cent) say the system is now 'too weighted in favour of developers'.

Half said they were being forced to allow development on sites that had been ruled out in locally-approved plans.

Ministers insist that the Government is committed to 'strong

protection' of the Green Belt. But the Campaign to Protect Rural England (CPRE) warns that it is now 'under siege' from developers.

Research by the group suggests that councils have pencilled in plans for almost 300,000 new homes on Green Belt land in the coming years. The figure grew by 38,000 this summer alone, as authorities in Hampshire, Dorset, Barnsley, Surrey and Hertfordshire revised their plans upwards.

The Department for Communities and Local Government insisted that ministers were 'committed' to preserving the Green Belt. It said: 'Only in exceptional circumstances may councils alter Green Belt boundaries, after consulting local people and submitting the revised local plan for examination.'

How local democracy is being crushed under the jackboot of the Government's Mr Concrete

AS IF middle England was not already angry enough with this Government, a new battle is commencing. After gay marriage, wind turbines and the London-Birmingham rail link through the Chilterns, comes the concreting of the English countryside.

Ministers insist that the country needs hundreds of thousands more houses, and that many of these must be built on rural greenfield sites. The Government has changed planning law, supposedly in the interests of economic growth, to impose 'a presumption in favour of development'.

All over Britain, communities find themselves confronted with draconian demands from central Government to accept new housing — far in excess of anything local plans recognise as acceptable — which threatens to change their areas beyond recognition.

Nicholas Boles, the ruthless, fiercely ambitious Tory under-secretary in charge of planning, aspires to concrete an expanse of rural England twice the size of Greater London.

He considers himself to be fighting a crusade against selfish Nimbies, saying: 'We cannot turn a blind eye while Margaret Thatcher's dream of a property-owning democracy shrivels, and shrug our shoulders as home-ownership reverts to what was in the 19th century — a privilege, the exclusive preserve of people with large incomes or wealthy parents'.

But Sir Simon Jenkins, chairman of the National Trust, told this week's Home Builders Federation conference in London that a new generation cannot assume an automatic right to affordable housing in the countryside, just because their parents live there.

He must be right about this. Young people struggling to afford to buy houses deserve warm sympathy. But nobody can have an absolute right to a home in an expensive area.

My own parents lived in London's Kensington 60 years ago, but I am not stupid enough to think that it should be among my own civil rights to follow them.

Nobody should be fooled by the propaganda of the sharks of the housing industry. If they get their way, the children of today's villagers will live not in English countryside, but in an unbroken suburban housing estate across the Midlands and south of England.

Lies

This Government is bent on a massive housing programme, which it believes will generate economic growth. Ministers talk glibly of 'getting the planners off society's back'.

Yet these are weasel words: the very reason this overcrowded island still has so much countryside is because planning officers have laboured for decades to protect it.

Sir Andrew Motion, president of the Campaign to Preserve Rural England (CPRE) — a post I once held myself — has christened the new planning minister Mr Concrete 'Builder' Boles, and, indeed, Boles is the sort of politician decent planners were created to fight on the beaches.

Half-truths and outright lies are told, to justify the Government's bonfire of rules.

Firstly, ministers talk of housing demand from hapless young British families. This is real enough. But by far the most powerful driver of housing need is uncontrolled immigration.

We shall get nowhere useful until the Government can admit that Britain's population is currently growing at an unsustainable rate.

It would be far more profitable — and popular — for ministers to address this huge problem than to devise plans for new

house-building on a monstrous scale, which will make the south of England, in particular, a hell-hole for our children's generation to live in.

Nick Boles argues: 'Contrary to media myth, we've got plenty of undistinguished, undeveloped land to spare' — on green fields, he means.

Yet in truth, developers already have bulging land banks, and ever more brownfield sites are becoming available as Britain de-industrialises.

But they still clamour for greenfields, because they can make much bigger profits from them.

The Government's stance on planning mocks David Cameron's professed commitment to localism. Again and again, regional or central government is intervening in order to overrule local communities' considered views.

Next week, the Campaign to Protect Rural England will deliver a broadside, citing specific examples of Whitehall riding roughshod over local opinion. Calne in Wiltshire is one victim — facing the prospect of 350 new homes imposed by Whitehall.

In East Devon, the village of Feniton (with a population of nearly 2,000), lies in a district with severe flooding problems. Its primary and secondary schools are both over-capacity, its medical services stretched and local facilities poor.

The local council rejected an application by the developer Wainhomes to build 50 new houses there, on the grounds that it was contrary to their own development plan, and would occupy Grade 2 agricultural land.

But a year later, in September 2012, under the Government's

new policy, Wainhomes' appeal was allowed.

Now, two further applications have been submitted in the area, for another 152 homes. Where, in this, are local opinion and expertise? Crushed under Nick Boles's jackboots, that's where.

The same has happened not far away in Ottery St Mary, where developer Redrow Homes' application for 130 houses was rejected by the district council. Last November, Redrow won an appeal.

The local CPRE branch says: 'These two appeal decisions have caused consternation among local residents. They seem to make a mockery of properly planned development for this area.'

The same story is being repeated up and down Britain.

The showpiece Cotswold town of Stow-on-the-Wold is threatened with new housing development that will increase its population by a third, in defiance of the local authority and planners.

Crisis

There is a similar situation at Tewkesbury, Gloucestershire.

Says Sir Simon Jenkins: 'This is becoming a war in the countryside, between people who live there and the authorities who are determined to impose large-scale development. Of course, everybody wants better houses, just as they want more roads. But need cannot be an absolute. The long-term interests of the country must be considered.'

Jenkins says there is 'no substitute for proper planning', of the kind Britain has had for many decades. He flatly rejects the claim of Nick Boles, that Britain's economy and housing

policy have been blighted by a 'planning crisis'.

Boles himself is clever, plausible, charming — and willing to say, or do, almost anything to advance himself. So far, however, his principal achievement has been to rouse middle England to a rage which I find myself sharing.

The man in Whitehall does not know what is best for the English countryside.

The Government's crazy planning free-for-all rouses builders and unscrupulous local politicians into a cynical dash for the concrete-mixers.

Boast

This week, a Tory councillor in East Devon was exposed by a newspaper for boasting about his power to wave a wand for the developers — at a price.

The man, Graham Brown, said: 'If I can't get planning, nobody will ... I don't come cheap. If I turn a greenfield site into a housing estate and I'm earning the developer two or three million, then I ain't doing it for peanuts'. There are, alas, others like Brown, together with an army of housebuilders thrilled at being granted licence to turn grass and cornfields into suburban semis.

If ministers knew about economics as well as politics, they would realise that the main constraints on house-building in Britain today are the state of the economy, and the clogging over-regulation of business, rather than a mythical shortage of development sites.

This government policy will achieve only three things, all of them bad. The relaxation of planning law will licence substantial house-building on greenfield sites. It lays bare Cameron's doctrine of localism for the sham it is. And it causes natural Tory voters in blighted areas to ask why their own party is yet again trampling on everything they hold dear.

The new planning law is madness. Nick Boles, its standard-bearer, has picked a fight which will cost rural England dear, and deserves to cost his own party likewise.



by Max Hastings