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9 Golden Acre
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Bognor Regis
West Sussex
PO21 4RY

28 January 2017

Assistant Director of Planning
and economic Development
Arun Civic Centre,
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sirs

P140/16/OUT (South of Summer Lane)

I am writing to object to the above proposed planning application for a number of reasons, especially as it is one of a number of planning applications amounting to over 1,000 houses for this area.

LAND:- It involves extensive building on prime Agricultural land which will reduce the amount of home grown food. At a time when we are about to leave the EU it seems foolish to build on land which we may need to be more self-sufficient. Once built, the land is lost forever.

Having to buy imported food will be more costly and increase global warming.

FLOODS:- The proposed site is a functional floodplain. Putting hundreds of tons of concrete on this land will reduce the absorptive capacity and increase the risk of more flooding.

STRATEGIC GAP:- The land is outside the built up area and within a strategic gap which by its reference should not be built on.

TRAFFIC:- With proposed building amounting to over one thousand there has to be a substantial increase in car travel out of Pagham. The roads at present

are not adequate for the existing number of vehicles. There are daily bottlenecks and delays trying to emerge onto the A27. Which at various times of the day is also a bottleneck. The narrowness of the roads and bends particularly make it a hazard for cyclist.

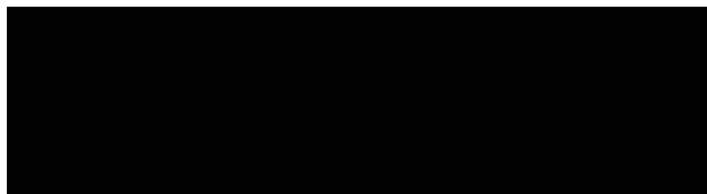
As work will have to be found outside of Pagham then the major increase of cars will significantly add to CO2 emissions.

Add the factor of HGVs and all the equipment necessary for building the sites to at least 3 different area, it would appear to be unsustainable.

DOCTORS, DENTIST AND HOSPITALS:- The proposed increase of new houses will put a considerable pressure on the present Doctors, dentist and hospitals. It is difficult now to get appointments or essential services.

BUYERS :- I believe there are only 12 families on the housing list, which makes it is clear it is not for the local people. So, who will be buying these properties? Will some be affordable for the local community? Where will the jobs be for the buyers?

To sum up I think the projects are unsustainable for all the reasons above. Far better to use brown field sites such as Ford, Shoreham etc.



Sidney Lawford