

7 - FEB 2017

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Selig
Summer Lane
Bognor Regis
PO21 4NG
6th February 2017

Dear Sir/Madam,

I would like to register my objection to the planning proposals contained in:

- P/140/16/OUT
- P/134/16/OUT
- P/6/17/OUT

On the following grounds:

Pagham Road is already very heavily used and during any day has frequent delays often caused by cyclists and heavy lorries.

You have already approved 40 new dwellings behind 251 Pagham Road which will feed into Pagham Road and a further 90 dwellings North of Summer Lane which will feed into Summer Lane, a wholly inappropriate road to take more traffic due to its narrow width, and thence into Pagham Road.

These two new developments alone will have an adverse affect on the traffic flow in Pagham Road but to add anything further will grind the area to a standstill.

Due to the width of Pagham Road itself and its curving nature, together with the 24 hour a day use by heavy lorries I do not believe that the road can take further traffic without being widened, which would be an impossibility throughout its whole length.

Whereas it has been argued that, for instance, the extra traffic generated by the development of 90 dwellings north of Summer Lane would not greatly affect the conditions in Pagham Road – an argument I cannot agree with – the cumulative effect of these various proposals does not seem to have been taken into consideration by any of the developers.

I do believe that the traffic problems alone are sufficient to stop these proposals but in addition the following points should be considered:

- Healthcare: At present our local doctor's surgeries struggle both with employing sufficient staff and with coping with the demands of their patients, especially in an ever-increasing elderly population.
- Schools: The present local primary schools could not cope with the proposed increased population. One of the developers suggested they would build a new school although only one out of their six plans had any mention of this! Also, there appears to be no suggestion of any new Secondary school, so where is that age group to go?
- Flooding: Although all proposed developments suggest there is no risk of flooding they appear to have no local knowledge but are just working from the theoretical. I have seen the effects of flooding as recently as 2012. The land south of Summer Lane, in particular, is likely to be at considerable risk.
- Cumulative effect: Whereas each development might have its own merits, no-one seems to have taken all the developments, including those which already have planning permission, as a whole.

Yours faithfully,

J.R. Kitchener

To:

Assistant Director of Planning, Arun Civic Centre, Matravers Road, Littlehampton, BN17 5LF