

7 Leonora Drive
Nyetimber
Bognor Regis
PO21 3NW
5th February 2017

Assistant Director of Planning and Economic Regeneration
Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF

Dear Sirs,

Ref: Planning Application P/140/16/OUT

I am writing to register my objection regarding the above Planning Application on the following grounds:

Pagham Road is a busy, winding, worn out single carriageway road which already carries many cyclists, cars, HGVs and tractors. The majority of it is unlit and has no pedestrian pavement or cycle path. At peak times traffic is nose to tail and speed is governed by whatever vehicle is at the front. If it is a bicycle, tractor or an over-cautious driver, progress is very slow. This proposed development is at the wrong end of an already overloaded road and the extra traffic would worsen this situation considerably.

The A27 improvement plan is not yet finalised and the subject of much debate and delay. Unfortunately, both to and from the A27, I believe this road is the only direct access to Pagham. The volume of traffic in the summer months increases with the influx of holidaymakers to Church Farm Holiday Park. Another burden on this route.

There is little employment in this area of West Sussex, thus the amount of traffic would increase as new residents commute to their existing jobs. Pagham/Aldwick/Rose Green is within easy striking distance of Chichester and Bognor Regis – further extra traffic on Pagham Road.

This planning application identifies that 400 dwellings are to be built. With an average of 3 occupants and 2 vehicles per dwelling this could result in an extra 1200 people and 800 vehicles who will be trying to use Pagham Road as it's primary route to and from the north. This does not include the proposed Care Home which will bring with it increased traffic from both the Staff and any associated NHS/Emergency vehicles.

There is already a 'traffic pinch point' at the Pagham Road shops where there is currently insufficient parking and vehicles are forced to park on both sides of the road. Additional traffic (both during and post construction) will present a significant safety risk.

I understand that the sewage system is old and there is a real risk of surface water flooding.

Having just moved to this area from Hampshire (Portsmouth Water) I find the water pressure is very poor and would presumably get worse with extra housing.

The current infrastructure cannot sustain this type of large scale development.

Should all three current applications being proposed, (P/134/16/OUT, P/140/16/OUT and P/6/17/OUT) for Pagham, then this would lead to a >45% growth in population together with an additional 1950 vehicles.

Local schools will be oversubscribed and although it is proposed by the developer to provide a one form entry primary school (with room for expansion), does the local education authority have the funds to equip, staff and maintain this school? If Rose Green Infants and Junior Schools are forced to cope with the expected increase then the surrounding areas would be further affected by parking mornings and afternoons.

The local doctors surgery would be obliged to register many new patients and the wait for appointments etc would grow longer. All GP surgeries are struggling at the current time and this is just further pressure on an already stretched service.

The proposed development will destroy prime farmland and once green fields are developed, they will never return to agricultural use.

On a personal note, which will obviously carry no weight when a decision is made on this application, I moved to this area in April 2016 from Hampshire. I moved here because I liked the area – not because I was offered some kind of financial incentive to buy a new build. I moved from Hampshire, where housing developments have destroyed acres and acres of green fields. The area I lived in was within East Hampshire District Council, who also were unable to finalise a Local Plan. The result was a free-for-all for the developers with applications being routinely approved despite local opposition. Of note – the "community" provision i.e. community hall etc, was the very last thing to be addressed by the developers.

It seems that the quality of life of existing residents in any area that is ripe for development counts for nothing.

Yours faithfully,

A black rectangular box redacting the signature of Mr Chris Witt.

Mr Chris Witt