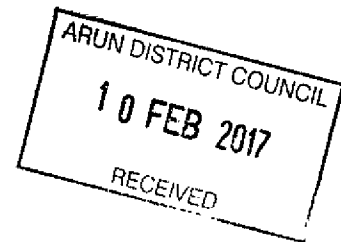


77 Marshall Avenue
BOGNOR REGIS
West Sussex
PO21 2TR

8th February 2017

Assistant Director of Planning and Economic Regeneration
Planning Department
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF



Dear Sir/Madam

**RE: Planning Application No: P/140/16/OUT
For 400 Homes on Land South of Summer Lane, Bartons Farm
Alongside Pagham Road, Pagham, Bognor Regis, West Sussex**

I write with regard to the above Planning Application and wish to register my opposition to these proposals. Sustainability is my main concern.

Having grown up in the area I strongly feel this Planning Application should be refused for a number of reasons including those listed below, it is simply unsustainable:

1. This site is Grade I Prime Agricultural Land used for food production with high grade soil, with maximum sunlight hours in England and wholly inappropriate for any development. Local farmers are desperate to acquire more acreage and this site is used constantly for agricultural purposes. Currently the land is used by 'Barfoots of Botley' to grow and harvest their produce for various supermarkets providing employment for the local economy. Before that these fields were used by other farmers to grow their crops. With the unfortunate vote for our country to be leaving the EU with the BREXIT decision, there will be even more markets for food production.
2. The site is inappropriate for any housing. The fields in question are in close proximity to and run down to Pagham Harbour Nature Reserve, a Site of Special Scientific Interest. The wildlife dominates its existence and is appreciated by the local community as well as attracting visitors to the area.
3. We should not squander our countryside for short term gain for the developers.
4. Further to the flooding of Chichester in 1994, waters from the River Lavant have been diverted from Chichester along Pagham Rife which is by these fields, and then on to Pagham to the sea. There is therefore potentially a greater flood risk if development is permitted here. These fields already look flooded at times.

5. The flood risk from run-off and ground water if this application were to succeed is a grave concern. Historically, there has already been flooding in parts of Pagham Road, namely in 2012 Pagham Road had flooding near Church Farm Caravan Park and also at Lagness. The risk of further flooding would increase if development were to be permitted on these fields.
6. Traffic levels, already a major concern, would be unsustainable. Any traffic leaving this site would pass through the village of Nyetimber where there is no space to widen Pagham Road with the existing buildings on both sides. Beyond that the road continues out of Pagham and Nyetimber along Lower Pagham Road to Chichester, and it is already extremely hazardous and heavily congested causing delays. The width of the road with respect to HGV articulated lorries going to the farms is already a concern, without extra traffic. This road is already dangerous for cyclists as well as motorists as Lower Pagham Road is either a B road or from the Royal Oak pub, unclassified. There have already been accidents and sadly fatalities, and that is without the extra volume of traffic that 400 homes would generate, let alone even higher levels of traffic if any of the other current large planning applications in the area were to be granted at a similar time.
7. The sustainability of these proposals is simply the major concern as they are not sustainable by the lack of infrastructure. Another planning proposal for development in the area a few years ago was turned down by Government Inspectors after it had gone to a Public Enquiry for a number of reasons, particularly concerning the infrastructure. Those very reasons still exist today and there is now even more strain on the infrastructure. To mention just schools and surgeries, it is not simply a case of building more schools and doctors' surgeries. Both schools and surgeries need to be staffed. During last year, Grove House Surgery in Pryors Lane which serves this area, were looking to appoint 4 more doctors to try and cope, and that was without extra patients that would be inevitable with further development. We all know how difficult it is proving to be to recruit doctors and teachers as well as other necessary professionals. Our schools, doctors' surgeries, dentists and hospitals are struggling to cope at the moment without further strain being extended to them.

For the above reasons, as well as many more, I would ask that this wholly inappropriate planning application be refused. We all know and appreciate that some housing needs to be built, but this application, together with others in the locality amounting to more than 1,000 homes, is completely unsustainable. I believe 130 homes were originally stated by Pagham Parish Council. These planning applications are unacceptable, particularly at a time when the Neighbourhood Plan is still emerging.

Yours faithfully

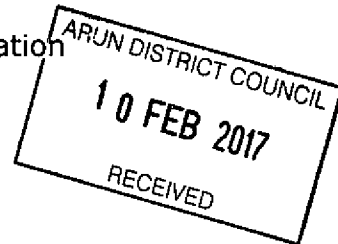
A solid black rectangular box used to redact the signature of Tracey L. Tymon.

Tracey L. Tymon

77 Marshall Avenue
BOGNOR REGIS
West Sussex
PO21 2TR

8th February 2017

Assistant Director of Planning and Economic Regeneration
Planning Department
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
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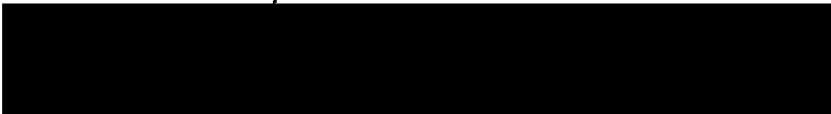
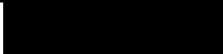
Having visited this area regularly since 2002 and having moved to the area in 2008, I strongly feel this Planning Application should be refused for a number of reasons including those listed below, it is simply unsustainable:

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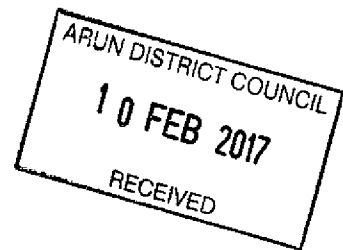
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Yours faithfully


Matthew S. Tymon 

Mrs J E Lovell
136 Rose Green Road
Aldwick
Bognor Regis
West Sussex
PO21 3EF



Date: 8th Feb 2017

Planning No: **P140/16/OUT** Land South of Summer Lane & West of Pagham Road, Pagham

As a resident of Pagham village and someone who regularly walks along Summer Lane I **object** to this outline planning application on the following grounds:

Risk of Loss of Wildlife Habitat: Very Close to Pagham Harbour

Although the closeness of this site to Pagham Harbour is already referred to in Hanbury (PM) Ltd consultancy documents most of the referencing relates to mitigation and minimum impact. How can this be when I have seen Dark Bellied Brent Geese regularly feeding in the westerly portion of this site in large numbers. I feel that a site this large would distress feeding habits of these geese.

The build process alone, plant movement, soil disturbance, digging foundation and noise and mud over a number of years is likely to damage the ecosystem and the homes and feeding grounds of many bird species.

What of the wildlife species at risk already mentioned in your own ADC document, Biodiversity Checklist? Owls are present and Orange Bellied Newts. How will ADC make sure that Hanbury (PM) Ltd look after such precious, local creatures? These newts are very rare.

What legal mandate needs to be placed to force the developer to look after, (not just by recommendations) such at risk species, if, they indeed can?

Recommendations will not be enough. This really does need to be addressed.

Overall this area is a rare community resource which needs to be responsibly cared for by the whole community and the community cares about it.

Storeys Perimeter Plan Drawing

This drawing infers that the 'care home', to the left of the Village Hall is likely to be up to x 3 storeys high. That is too high!

Water Pollution

There is reference to Pagham Wastewater Treatment Works (WWTW) needing to use up its spare capacity for this site. As it is already referred to be used by other prospective developers, such as Taylor Wimpey at Sefter Road by additional 250 homes (maybe more?), an extra 400 homes already puts additional pressure on the WWTW capacity. Hanbury (PM) Ltd consultants state themselves, 'if it can be accommodated'? Again this implies that not enough due care and attention to detail

is in place to make certain the Treatment Works can cope? What will happen if it doesn't? Where will untreated overflow go? Are there other or extra means to deal with this concerning issue? The prospect of overflow is unhealthy for humans and for our environment.

Additional Vehicle Traffic & Pollution

400 homes= at least 400 cars or vans. This will be in addition to the prospective 250 homes joining Pagham road to the north to commute north – trips that are already difficult for commuters now. While I realise that not all new residents will be travelling north, a large number will. Pagham cannot sustain such numbers of cars and vans, especially at peak holiday times in the summer when people are heading for the beach or local holiday homes such as Mill Farm and Church Farm. Mid to north Pagham is likely to become a 'car park' at peak travel times. This put at risk children, people on foot and the health of all.

Medieval Artefacts?

I read with interest the information on the 'HIGH' possibility of medieval artefacts being present on parts of this site. This area may hold interesting items which would be of interest to the community of Pagham and future generations – this should be researched and investigated before building is undertaken.

Whilst I am aware new homes are needed this area is too close to Pagham Harbour to be sustainable for such a high number of homes, especially as other nearby developments are already nearby.

The environmental and eco impact of this site needs to be taken into consideration alongside Hook Lane, Sefton Rd and the 130 homes already included in the Neighbourhood Plan for Pagham – all told approx. 950 + - a huge number that the village of Pagham cannot sustain!

Sincerely



Mrs J E Lovell (BA)
RSPB member
Sussex Outhological Society member.