

26 The Oaks
Aldwick
Bognor Regis
West Sussex
PO21 3AE



26 February 2017

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

Dear Sir or Madam

Re Applications: **P/134/16/OUT Sefter Road**
 P/140/16/OUT Pagham Road
 P/6/17/OUT Hook Lane

We are writing in respect of the above applications to register our objections and concerns about the proposed housing development of 1330+ homes on current Greenfield land in this area. We are fully aware and accept the need to provide housing for our growing population and that suitable sites must be found. However, we do not believe that the above sites are suitable and consider that further detailed and careful consideration needs to be given to these proposals. Our objections are based on the following:

- **Use of prime farmland**

The area under consideration is prime farmland and records indicate that this area has an exceptional growing climate producing some of the highest yields per acre in the country. Growing our own food must be a priority as our population expands and we leave the EU. We should aim to be more self sufficient and produce more food locally rather than importing and reduce our carbon footprint.

We consider that the use of Brownfield sites should be given priority over prime agricultural land and that building should not be permitted on agricultural land until all Brownfield sites have been exhausted.

- **Flooding**

The area is a floodplain and is already notoriously prone to flooding, especially along the narrow country lanes. Development of the flood plains can only increase the risk of flooding to existing homes in the area especially with the climate changes we are experiencing.

- **Local infrastructure**

- **a. Roads**

Local motorists are well aware of the lengthy delays during rush hours caused by traffic congestion when turning out of Sefter Road and the Lower Bognor Road onto the Pagham Road. The proposed development will not only increase traffic congestion but will increase the potential of even more accidents at these junctions due to large volumes of traffic turning onto the single lane Pagham Road, which is already used by many HGV and large farm vehicles.

Another factor will be the increased response times for emergency vehicles in this already busy and well used route with its access to Pagham, Aldwick and Rose Green.

b. Amenities

Little consideration appears to have been given to the impact on hospitals, doctors' surgeries and local schools. This area is already struggling with overstretched medical services and residents are already experiencing difficulties and long waits in getting appointments with doctors. The problems with recruiting sufficient, qualified doctors in this area has already been noted and documented.

c. Treatment of foul water

We understand that Portsmouth water is already struggling to contain foul water in this area, with several instances of contamination to Pagham harbour, a designated nature reserve. What plans have been put in place to protect this area and deal with this fragile ecosystem?

d. A27

The impact on the notorious A27 will be considerable if these plans are accepted. The roads in this area are usually congested even outside of the holiday periods and even more so with regular events held at Goodwood. The narrow roads leading on to the A27 have not been upgraded and there appears to be no proposals to alleviate this problem.

The local public meetings, regarding the development proposals in this area, demonstrate the great strength of public opposition to these plans. It is concerning that knowledgeable experts have credible arguments about the very negative impacts of such a large scale development. It is also evident that other large scale proposals for this area will also be vehemently opposed for the same reasons as cited above.

We would therefore strongly recommend and robustly urge that these proposals for housing development, as they stand, be rejected.

Yours faithfully



William and Janet Dunstone

Cc Mr Nick Gibb, MP for Bognor Regis and Littlehampton

Mr George Eustice MP, Minister of State for Agriculture, Fisheries and Food

Mr Sajid Javid MP, Secretary of State for Communities and local government