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P/6/17/OUT Land North of Hook Lane Pagham - Outline application with some matters reserved for construction of up to 300No. New homes, Care home of up to 80No. beds, D1uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan

I write in regard to the above planning application that have been submitted which would increase the number of houses by a total of 300 in the Pagham area. This application, along with "P/134/16/OUT" and "P/140/16/OUT" currently going through the planning review process represents as significant, unsustainable and unwanted increase in the number of houses on the Pagham Parish. I am aware of further plans what would take the total number of new house to over 1000 dwellings.

All these 3 planning applications (along with a number of others expected soon) MUST NOT be considered independently and MUST be considered together to ensure the correct impact is understood to Pagham and the surrounding parishes.

The amount of traffic would increase significantly and is a primary concern.

Sefter Road and Pagham Road are narrow winding country roads and are already heavily used by commuter traffic in the mornings to get from Pagham and the west side of Bognor Regis over to Chichester, and further afield via the A27.

Over recent years with the increase in size of the site at Barfoots farm there as already been a large increase the number cars, large tractors, other farm machinery as well as HGV's along these roads. I understand that Barfoots has recently put forward planning permission to develop their site further which will inevitably see an increase in traffic to and from the site along with an increase number of workers who have to make their way to work via the local bus service, in cars or walking an cycling along Sefter Road or Pagham Road, both of which form boundaries to the proposed development on Hook Lane.

As mentioned, pedestrians and cyclists are now frequent users of these roads to get to and from the Agricultural businesses along Pagham Road. Sefter Road from the current scout hut to the junction with Pagham road does not have a footpath and pedestrians are often seen walking in the road. There would appear to be no provision to improve these roads to cope with the undoubted increase in extra traffic, or provision of a safer environment for cyclists and pedestrians.

Sections of Sefter Road (especially between the current Scout Hut and the junction of Sefter Road and Pagham road) as well as areas of Pagham Road itself often suffer from flooding which adds to the risks encountered by the users of these roads.

While the proposed development is off of Hook Lane, people living there will need to travel to their place of work – either out along Pagham Road towards Chichester, or through Aldwick into central Bognor Regis or on to places like Littlehampton, Worthing, Arundel and Brighton. The state of repair of sections of Pagham Road, Sefter Road and the roundabout at the junction of Gossamer Lane and Barrack Lane (to name just one) are particularly bad at the moment. With extra cars travelling along these roads they will only deteriorate further and faster than ever before.

I understand from local newspaper reports that the Highways Agency is not in favour of these developments and is recommending that they only be considered once the improvements to the A27 have been decided upon and implemented.

The number of people coming into the area would overwhelm the already over-stretched public services in the locality - such as doctors, dental surgeries and Bognor War Memorial Hospital as well as the local amenity tip which is now operating at reduced hours to save money - but also further afield such as St Richards Hospital in Chichester.

The proposed developments would further use up some very high grade agricultural land – after all that would have been one of the main reasons for Barfoots setting up its agricultural business in this area.

The development would also threaten the maintenance of a strategic gap between Bognor Regis and Chichester which helps maintain the separate identities of the 2 settlements and prevents Bognor Regis from becoming a Chichester suburb.

Since 2011, I understand that Southern Water have pumped raw or partially treated sewerage into the Pagham Rife from its facility at Summer Lane over 50 times. This is obscene! How will this facility cope with the extra houses on Hook Lane, let alone the additional houses to be put on the 2 other sites going through planning?

The basic infrastructure is clearly not in a fit state to sustain this and the other proposed developments.

Where is the demand for these houses coming from? The development at North Bersted still remains incomplete. If there had been enough demand, in sure the builders would have thrown

resources at that site to get as many houses completed to start getting money back on their investments, but it still remains a building site in areas.

Pagham lies just to the South of Britain's newest National Park but the views from that park looking south to the coast will soon be a swathe of houses, factories and roads from east to west. I understand that a limited increase in new housing is needed, and plans for this increase have previously been provided for in the Pagham Neighbourhood Plan, but this application along with the two other applications going through (and potentially more to follow) will change the nature of Pagham significantly and are unsustainable and unacceptable. I urge the council to REJECT this and the other applications currently going through.

Yours Sincerely



Heather Farrant

