



20 ELBRIDGE CRESCENT
BOGNOR REGIS
WEST SUSSEX PO21 4JQ

Dear Sirs

This is a formal objection to the developments that are in the planning stage for P/134/16/OUT, P/140/16/OUT and P/6/17/OUT.

The criteria are the same for all 3 sites as listed below and therefore this objection should be applied across all 3.

This area has proved in the past historically that it is subject to flood risks of varying levels. This has been caused in some cases by man made interventions, i.e. gravel excavations changing the course of water channels running underground which has allowed them to combine and present a higher water table. The Chichester Relief Channel since its inception has caused flooding on various properties on the Lower Bognor Road as it has taken all of the overspill waters from the Lavant and diverted them to the Pagham Rife. When the tide is high, and the sluice gates are closed into the harbour AND the rainfall is high, there is a natural tendency for the water table to rise drastically.

Traffic issues have always been a problem between Pagham and Chichester, this now being exacerbated by drivers "rat running" from North Bersted to avoid delays on the A259. As the Government has pulled the £250 million scheme to sort the problems around Chichester, then the concept of allowing the building of up to 4000 homes is absolutely beyond belief, there is no sensible infrastructure in place, and one of the roads used into Pagham and Barfoots is actually a declassified C road, with no promise at all of any S106 monies being used to upgrade it or the B2166 to Bognor.

The general infrastructure, doctors, dentists and schools are all oversubscribed, doctors surgeries have the consulting rooms but struggle to employ staff, so locums are called in but there is not enough of them. St. Richards hospital is at full stretch yet your concept is simple, build the houses and hope the infrastructure catches up through S106 money.

And finally, with BREXIT now on us, this is the obvious time to concrete over what is rated some of the best Grade 1/2 fields in the country, the Manhood peninsular is renowned for high light levels and good soil structure, yet no-one cares except greedy developers.

Contrary to the foreword in the NPPF document which states there should be an increase in helping the local people understand their needs and to simplify the planning process, we have seen local communities ignored and technical documents get even bigger, 720 page transport documents * 3 for the 3 sites, then a cumulative document to cover all 3, then another document because the A27 has been pulled and in theory we only have 21 days to study and decide unbelievable, NPPF broken before it even gets under way.

The net result is 3 developments, not just 1, that are totally unsustainable and run rings around that document.

The Council continue to bow to the wishes of the Government regardless of the consequences and seem unable to stand up and say enough is enough, NO infrastructure in place first, so no homes but maybe common sense is not part of this process.

All this has been caused by a lack of a Local Plan which Arun failed on, yet we are going to suffer because of their failure to implement a plan, and we are being made the scapegoats.

These developments are UNSUSTAINABLE for all the reasons stated.

Your Sincerely

Mr. A. J. Pivett

