

Harry Marchant
4 Avian Gardens
Pagham
Bognor Regis
West Sussex
PO21 3UR

16th October 2018

Application Nos.: P/140/16/OUT
P/6/17/OUT
P/134/16/OUT
P/25/17/OUT



Dear Sir,

I wish to express my objection to the following planning applications:

Pagham Road: P/140/16/OUT

Hook Lane: P/6/17/OUT

Sefter Road: P/134/16/OUT

Church Barton House: P/25/17/OUT

Regarding P/140/16/OUT, great damage could be caused to the Nature Reserve and it could lose its international RAMSAR status if certain species of bird are displaced. Increased dog and cat ownership would be damaging to wildlife.

P/6/17/OUT has already been refused by ADC then thrown out on appeal in 2000. Yet traffic volumes have increased since then and the situation can only get worse with a minimum of 300 houses.

P/134/16/OUT has a major problem with surface water at its southern end and the rear of Lincoln Avenue could suffer from flooding.

For P/25/17/OUT, Pagham Ponies Rescue would lose what has been their home for 10 years. Where would they go if this one is developed? Many people have kindly given their support to give them a good quality of life.

Also, it touches on the edge of the Reserve boundary.

Regarding all of these planning applications, the roads in the vicinity are unsustainable for an additional volume of traffic which would be created, not taking into account an even greater volume of traffic during holiday periods. Lower Pagham Road is an unclassified lane to the Royal Oak in Lagness, becoming the B2166 from there. Already accidents occur from time to time on this stretch and they would increase further in frequency. When the road is blocked by one in peak times, there would be great traffic chaos in the area. It would be especially horrendous over quite a large area if an accident occurred at the Royal Oak junction. Roads would also be more frequently blocked by the inevitably increased flooding. Serious flooding episodes have already occurred in the vicinity this decade and the problem can only get worse.

The development would mean serious loss of grade 2 farmland which, combined with a very favourable micro climate because of shelter by the Isle of Wight, is very important for food

production. As we will soon be leaving the EU, new market opportunities could be opened up for food markets and we might need more home grown food in the future, so it would be very bad to build so much on good farmland.

Getting appointments from local doctors, dentists and hospitals is difficult already, so also, this situation would only worsen if the developments went ahead.

The proposed development is bad for the local economy in terms of job availability and sufficient wages that would allow the purchase of the proposed properties.

Therefore, because of the above, the proposed development is totally unsustainable.

Also, Ford Airfield is being protected and ignored regarding development even though it is in a much better position regarding transport links and better for other reasons. It was regarded a brownfield site and up to 5000 homes were planned there originally.

Anyway, why are we being ignored regarding where developments should take place as our Parish Council's Neighbourhood plans are being over ridden contrary to residents' democratic wishes? Also, the adopted Local Plan has cost £2.08 million from council tax which we pay.

Yours faithfully,
Harry Marchant

