

Mrs. L Cropley,

20-3-19

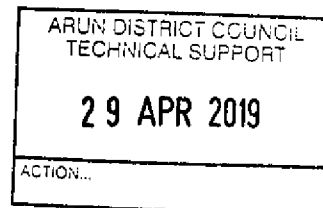
16 Hook Lane,

Rose Green,

Pagham,

West Sussex.

PO21 3NY.



Dear Planning Officers,

I would like to object **very strongly** to the proposed building work in Hook Lane. **P/30/19/OUT**

I have lived in Hook Lane for 35 Years, and I have watched Pagham grow from a small water locked village to a large drowning village. The field opposite my home is under water after just one day of rain. I have phoned the council before, a few years ago regarding the fact that when it rains, the footpath outside our house gets flooded and all the mothers taking their children to school, which is just around the corner, and all the other pedestrians have to either walk in the road with their push chairs or through our garden, which many have.

Not only is the path flooded but our garden seems to be under water as are some of the neighbours. When it reaches our property and makes our property worthless, who do we sue, the planning officer's that allowed the 400 homes to be built or who?

The council have already given the go-ahead for 600 more homes in two fields further down the road towards Church Farm Holiday camp. Which is going to make the roads, which are already at grid lock mornings and evenings, even more un-tolerable than they are now. I have been told by the Managers of Church Farm, that if this building work does go ahead then they will close and move elsewhere.

At the moment our sewage treatment works is already letting into the river which is in a S.S.S.I. site. This it did 55 times in the last year alone.

If we ever come out of the E.U. we will need these fields to grow food, as to buy out will cost a lot more.

The make-up of the ground is constantly on the move and any homes built there will start to move about, which will cause damage, and I wonder if they will be able to get insurance on such a property which floods as well.

I question the logic in the young developer whose designs have water running up hill to the end of the road, going under the road and then falling back to where it started.

At the moment the doctors cannot get any more staff and they are well under staffed at the moment, so we will not be able to see a doctor should we need too, for weeks, it takes 2 weeks wait now, what will it be after they have built the 600 homes, and then they are allowed to build another 400 on top.

Even our local council, which tried there best to railroad these homes through, had the good sense to oppose this new development in Hook Lane.

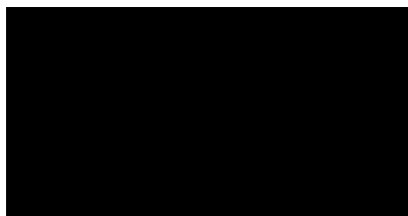
This development is not sustainable, we now it and now you do too.

The journey to Chichester which is four miles, takes about 10 mins, or it did years ago, now it takes more than one hour, what will it be if permission is given for another 400 and they haven't even started building the 600 that has been approved.

Where is the common sense in all of this? Why has Pagham become a dumping ground for all new builds. We are trapped by the A27 to the north and the sea to the south.

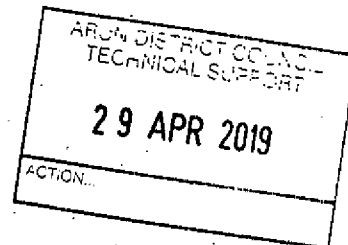
Please have the good sense to oppose this new development in Hook Lane.

Yours moanfully,

A large black rectangular box redacting the signature of Mrs L. E. Cropley.

Mrs L. E. Cropley.

27-3-19



Mr. R. Cropley,

16 Hook Lane,

Rose Green,

Pagham.

Nr. Bognor Regis,

West Sussex.

PO21 3NY

Hook Lane P/30/19/OUT

Dear Sirs/Madams,

The Hook Lane field was fought over in 1999 – 2000.

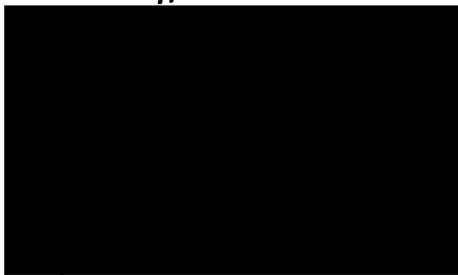
It has always been listed as the STRATEGIC GAP, between Bognor Regis and Chichester.
What has changed ?

Arun District Council seem to be able to ignore such statements and build wherever they please.

1. The summer Lane waste water works have stated that they cannot take any more sewage from the Hook Lane site, this we are informed will have to be taken through several pump station on its way to Ford. Why not build at Ford, there is enough room to build over 2000 homes there. You have a railway station with links to London, and easy access to the A27. Does this not make sense?
2. We are constantly flooding, during the winter months, as the water table is so high here. My garden and the public footpath outside my house are always flooding.
3. We are leaving the E.U. The Hook Lane field is Grade 2 arable land. We have a micro climate here and are able to grow 2 to 3 crops a season. We will need to grow our own crops.
4. Local schools, Hospitals, Doctors Surgeries can not cope. You can not see a doctor at our local surgery, as they do not have enough doctors, so regardless of your illness you have to see a nurse first who may or may not let you see a doctor, not necessary your own doctor, of which I haven't been able to see for years now.

5. There has been no increase in St Richards Hospital, not one extra bed has been provided despite all the Buildings already built and the hundreds that have been approved by Arun District Council for Pagham Village.
6. There are no jobs here so every one must commute on this road every day. We are enduring more and more Lorries from the massive increased development of Barfoots of Botley. All on a minor road to Pagham.
7. Hedgerows around the Hook Lane field also have Bats nesting in them, I have photo evidence.

Yours sincerely,

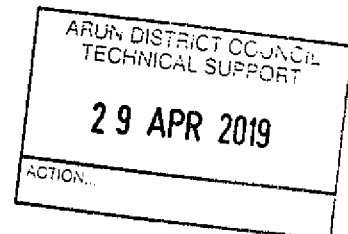


Mr.R. Cropley.

33 Oaktree Close
Pagham.
PO21 3PN.

Date: 06/04/2019

Dear Sir/Madam



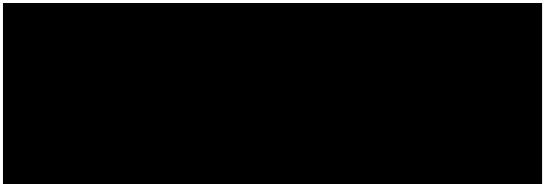
Hook Lane P/30/19/OUT

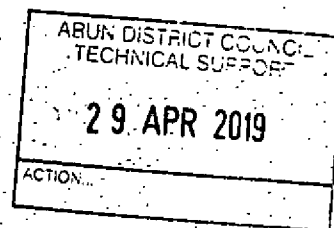
I feel we must object most strongly about this development that is proposed to build houses off Hook Lane Pagham, an area that really cannot sustain such a massive development where the infrastructure nearing breaking point.

Medical centres cannot cope now with the existing population in the area, plans to build on an area that floods in winter is just crazy, the sewer system now is under a strain and further traffic to be inflicted on lanes that are already heaving and subsiding under pressure is brainless to say the least, the local farm packaging plants are already increasing HGV traffic thus resulting in more road problems and bringing more health problems due to their pollution.

We came to Pagham a quiet village to reap the benefits of a village with fresh air, not to be poisoned by an influx of new traffic that is most mornings and evenings queuing as if we were part of a major city with wide roads.

With Brexit on our doorstep too, the agricultural land is being swallowed by all these developers and Arun Council who care nothing for our area as they are so far away from here....where will you grow the crops for future generations ?? or like Arun DC...don't you care, but be assured you will be in a world market where you have to compete with other countries already investing in lands abroad that will pay more for food than UK... where will it leave our future generations??? Will you like Arun DC close your eyes to this fact ??





Hook Lane P/30/19/OUT

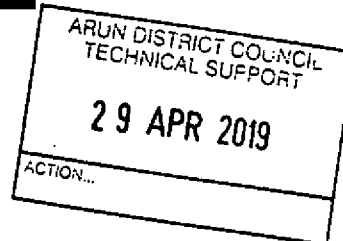
I wish to reiterate my strong objections to the above development. I feel that any proposed amendment will not make a difference to the concerns that have been previously raised, ie increased traffic on roads not built for purpose, increased risk of flooding, increased sewage problems, loss of quality farmland. Also there appears to be no firm commitment to provide extra school places and health facilities, only vague suggestions from the developers. Will these be provided by Arun District Council? Or, if not taken up, will the land set aside be used for more housing, which I am informed has been the case in the past in other areas.

I believe that the appeal by the developers should be held locally as many residents of Pagham will find it difficult to travel to Littlehampton due to age/mobility/parking and cost. Local people must be not be excluded or ignored.

**T R C Raynsford
8 Bramble Close
Bognor Regis
PO21 3FB**

9 Sussex Drive
Pagham
Bognor Regis
West Sussex
PO21 4RW

2nd April 2019



Dear Sirs

Hook Lane P/30/19/OUT

As a resident of Pagham for over 30 years I feel that Arun District Council made the correct decision in refusing permission under their planning application reference P/6/17/OUT in January 2019.

The volume and type of vehicular traffic on the B2166 and Pagham Road has changed greatly in that time with no change to the road itself even planned to improve things for the foreseeable future. Traffic reports say further housing will have no impact but those who live here do not agree, of course it will. The road is busy at any time of the day, not just at commuting times. Large lorries regularly use this road which is a narrow country road not really designed for heavy traffic. Add to that farm vehicles which are slow moving and cyclists whose lives are put in peril. Drivers frustrated at being held up behind a slow moving vehicle or a cyclist take unnecessary risks with near misses and vehicles ending up in the ditches. These factors and road safety concerns must be considered as grounds for continuing to refuse this application.

The site itself is prone to flooding as are houses and roads in the surrounding area. We live on the coastal plain with a high water table which yet more concrete and roads can only make worse not better. The village is under threat from the sea from the constantly changing shingle bank which could breach causing trouble for the whole village with more housing meaning less chance of the water draining away. Pagham Harbour is a very special scientific site and the sewerage system is having trouble coping now meaning discharge could be allowed into the Pagham Rife which is not in anyone's interest and will cause problems for wildlife.

I fully support Arun District Council's decision to refuse outline planning permission and trust their decision will be upheld at the forthcoming appeal.

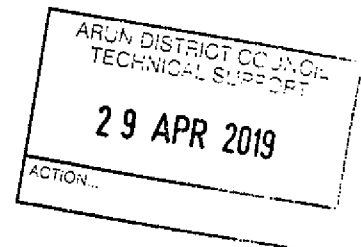
Yours faithfully

A large black rectangular box redacting the signature of Sally Franks (Mrs).

Sally Franks (Mrs)

9 Sussex Drive
Pagham
Bognor Regis
West Sussex
PO21 4RW

2nd April 2019



Dear Sirs

Hook Lane P/30/19/OUT

I have lived in Pagham for 33 years now. This area is environmentally important with Pagham Harbour not just a Site of Special Scientific Interest but also a Special Protection Area and a Ramsar site among other things. We have some of the best farmland in the country too. Whilst I realise that more homes are needed I question the sites being considered which will overwhelm our village.

I was pleased to learn that Arun District Council had turned down the outline planning application in relation to the Land North of Hook Lane, Pagham. Driving passed in recent weather the field was deep in water in places and we have not had a wet winter. If houses and other things are built that water will have to go somewhere and from the wet winter a few years ago we know that is in to people's homes and local roads become impassable. Pagham is a low lying area with problems already in relation to the shifting shingle and the danger of a serious breach causing havoc. A designated place for sewerage overflow is, I understand, the Pagham Rife which flows into Pagham Harbour. The Pagham Rife itself is expected to take overflow surface water from the Chichester area and you regularly see it flooding across the fields beside the B2166.

The road system around Pagham and to and from the surrounding areas is already overstretched to put it mildly. More houses will mean yet more vehicles and access to this development would only add to the problems and visibility issues we already deal with. Heavy lorries are the norm, taking up a large part of the road surface. Add in farm traffic, buses, and vehicles avoiding the congested A27 and A259 and it is a wonder traffic flows at all at times. The sides of the roads are constantly in poor condition but we are told in traffic reports that extra housing developments will have no impact. Cyclists that use the road are in constant danger as drivers of many types of vehicles take undue risks to pass them by, often far too close. Not a safe place to ride a bike.

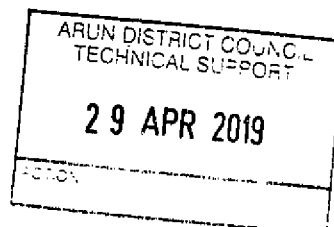
I hope you will agree with Arun District Council's decision to refuse this application.

Yours faithfully

A large black rectangular box redacting the signature of Alan Franks.

Alan Franks

Mr Nigel Mundy
40 Hook Lane
Rose Green
Pagham
Bognor Regis
West Sussex
PO213PB



Hook Lane P/30/19/OUT

Date 5th April 2019

Dear Sirs

I am writing to object to the development of Hook Lane, due to the increasing evidential facts that this site and the other proposed developments in this small village are completely unsustainable.

One of our biggest problems will be water displacement.

I have worked in the construction industry all of my working life and have substantial knowledge specifically relating to groundwork. For over 25 years I was a groundworks contractor and I can confirm from experience in this industry, that the main problems will be caused from the groundwork.

Due to the nature of the ground in this area, most of these buildings will have to be pile supported. This will incur a substantial increase in the cost of construction and to cover this cost it will be inevitable that the new build houses will require an increase in their pricing structure to sustain profitability.

The required removal of more soil that will be replaced by concrete and steel, will lead to a significant increase in ground water.

Where soil retains much of the ground water of course concrete and steel will not, resulting in a massive water displacement around the site.

For example; if only one cubic metre soil removed and you replace it by one cubic metre of concrete, the result is 1000 litres of water with nowhere to run.

Multiply that by the cubic metres of land needed to be dug in order to develop the site and we have hundreds of thousands of litres that would be displaced in our already developed areas.

To date there has not been a satisfactory explanation as to how this amount of water will be safely displaced without affecting the current residents in the surrounding area.

The existing ditches around the area of Pagham have not been maintained and no longer work effectively.

The rife, which flows into the sea is already at capacity, because water from Chichester was diverted there some years ago. When it rains it can no longer cope with the volume of water that we experience. As a result, this causes the flooding to our surrounding fields.

It is a huge concern that the developer is refusing to recognise the facts that the water displaced by building on these fields will seek new paths. Those new flood paths will certainly cause flooding to the existing residents in the area, particularly on hook lane and further down.

It is clear the developer's only agenda is to make money no matter the cost to the surrounding area. The water table for the whole village is high and so will only get higher and increase the risk to residents as the land is overdeveloped.

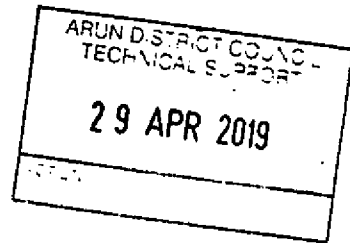
Yours sincerely

Nigel Mundy



29 Barley Close; Mill Farm
Pagham
PO21 3QU

4th April 2019



Hook Lane P/30/19/OUT

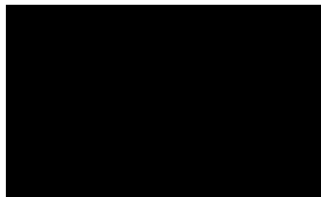
Dear Sirs

With regard to the appeal by the developers on proposed development of 350 ha in Hook Lane, which is not sustainable in any way for the following reasons -

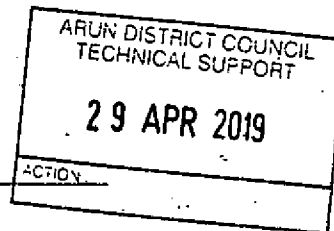
schools are full NOW, Doctors surgery is full and cant cope with residents NOW, roads are choc-a-block and why should our agriculture land be developed when it is needed for crops. There are brownfield sites which could be used for houses and surely there is enough developed going on in Pagham what with the development by Crayfern next to the Inglenook where the huge houses overshadow our Park Homes.

Please dont consider giving permission for more houses.

Mrs P. Boon



Daren Terry
Kate Terry
12 Hook Lane
Pagham
Bognor Regis
West Sussex
PO21 3NY



Dear Sir

Hook Lane P/30/19/OUT

As you can see we live in Hook Lane and have done so for the past 23 years and we love living here.

We have been to most of the planners' meetings and when we ask all the usual questions against the Hook Lane development ie sewage, schools, doctors and emergency services etc they always have an answer. They say we can throw money at this and that – a new classroom here, extra doctor there. There will always be an answer.

The one they cannot answer is that the road between Pagham and Chichester cannot be upgraded. This road is already over congested with all the normal traffic plus all the HGVs going in and out of Barfoots Farm which is a lot.

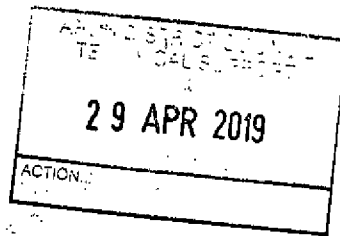
With the already proposed houses for development in Pagham around 1500, this will mean approximately some 2250 extra cars in and out of the village which it won't be able to cope.

Yours faithfully

Da
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A large black rectangular redaction box covering the signature area of the letter.

Raymond Pink.
68 ST Thomas Drive,
Paghlan,
Bognor Regis.
W. Sussex
PO21 4UA



RE:

Dear Sirs

Hook Lane P/30/19/OUT

I am just writing to add my support to the objection of the above appeal. Arun District Council were right to refuse this application. Having lived in Bognor for most of my life I decided to move to Paghlan 18 yrs ago when I retired. Since then the amount of traffic on the Paghlan Road has steadily worsened. Bognor a local traffic trying to emerge from lower Bognor Rd, Sefton Rd & Hook Lane has created much congestion not helped by the farm vehicles and cyclists that use this road. The creation of these houses and all the other proposals for the area could potentially add a further 1000 vehicles using this inadequate road. Hook Lane site is also very prone to flooding and once developed where would the water displace?

Trusting this will assist in any decision, I remain
Yours faithfully

