

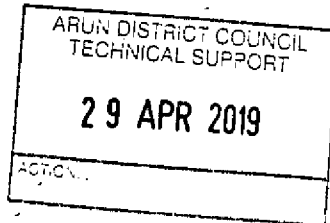
Planning Dept.
Arun Civic Centre
Maltravers Rd.
Littlehampton
BN17 5LF

Date: 6.4.2019

Dear Sir/Madam

Brendan Belhan
40 Leonora Drive
Pagham

P021 3NH.



Hook Lane P/30/19/OUT

I feel it would be much fairer to hold the 'Planning Appeal Meeting' set for 22nd October 2019, be held in Pagham.

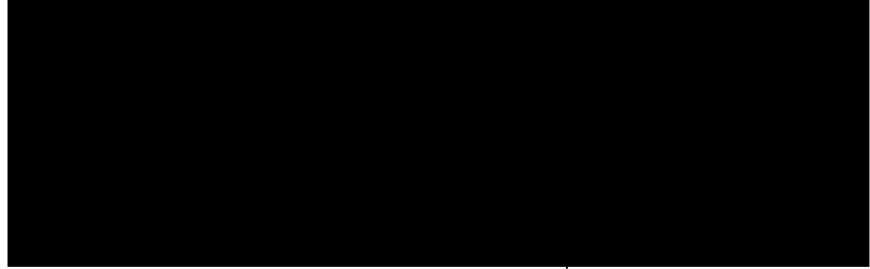
The loss of farm land to housing developments which local people cannot afford, in an area of limited employment opportunities, is hard to accept.

The additional pollution, which at the moment is barely below E.U. Standards, caused by the additional domestic and retail traffic will take the pollution to dangerous levels.

When you consider: Traffic/pollution, floods, loss of farm land, Overworked Hospitals, schools and sewage, which is released

into the river/sea on a regular basis, It is hard to believe this proposal is even being considered.

yours faithfully



Hook Lane P/30/19/OUT

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT

29 APR 2019

ACTION...

MRS B HEYFRON
33A LION ROAD
PAGHAM,
BOGNOR REGIS
PO21 3LA

3RD APRIL 2019

Dear Sirs,

Having lived in Pagham since 1982 after moving from London to join my parents & grandparents who lived here since I was born in the 1950's, I have seen many changes over the years with small developments utilising every available plot of land and many back garden developments, Bungalows that had loft conversions that then overlook neighbours and houses built overlooking bungalows, without any consideration to existing neighbours. These factors never seem to concern or be taken into account by the planning authorities.

With regard to the latest proposals for developments in the area there are far more serious consequences to consider. The Hook Lane site is constantly being flooded and once developed the water will probably displace elsewhere and cause serious flooding to existing properties in the area, not withstanding the effect to wildlife and transport and the discharging of sewage into the sea with the existing infrastructure this will only get worse.

With regard to the Summer Lane and Pagham Road sites already the Pagham Road to Chichester is heavily congested in the mornings and can take up to 3/4 hr to 1 hr to make that journey. This is caused by existing volume of traffic and farm vehicles and many workers cycling to work,

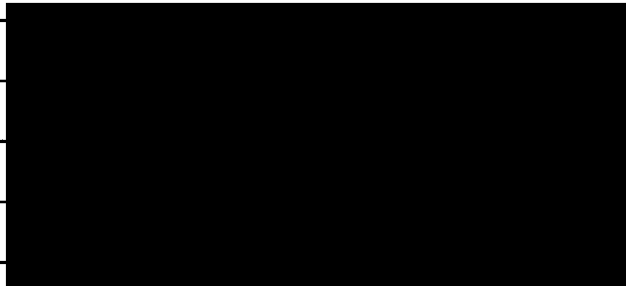
2/ CONT.

With all the many accidents and delays already on the Paghara Road the new proposed developments will only exasperate the situation and the inevitability of further disasters.

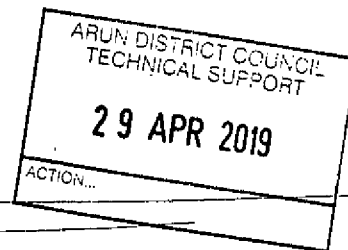
It is also worth considering this is eroding our agricultural land and affecting our ability to self sustain.

Trusting this will assist in your deliberations,
I remain

Yours faithfully



1 Downlands Close
Nyetinber
Bognor Regis
PO 21 3QA
4th April 2119



Hook Lane P/30/19/OUT

Dear Sir/Madam

I wish to object in the strongest terms possible to the above housing proposal.

The fact, that for the most part, it is proposed to build on prime agricultural land is in itself scandalous but with BREXIT looming we will need all the good agricultural land that we have especially with our rising population. We currently import far too much of our produce and our farmers need to be supported. Have you forgotten the broccoli shortage two years ago when imports were needed but not available? Why are the Brown Field sites in the area, such as Ford not being considered? The National Planning Policy Framework Paragraph 112 states "**Local Planning Authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is deemed to be necessary, Local Planning Authorities should seek to use areas of poor quality land in preference to that of a higher quality**" I ask how the country is to feed all these people that need all this proposed housing?

Next is the fact that all the proposed houses, including those from the other two proposals in Pagham, will have a dramatic impact on the local eco system, including having knock-on-effect on the accredited Pagham Harbour Nature Reserve, the jewel in the crown of Pagham; with more development comes more cats, dogs and predators to ground nesting birds, putting them more at risk, with fewer hedgerows and less protection that they are used to, being removed. We will see a decline in our wildlife which will suffer from creeping urbanisation.

I know the country needs more housing but not the proposal of more than 400, which incidentally seems to have grown from the original plan and who knows may even go beyond this figure if the outline plan gets passed. This is about the community, not the developer, they do not live here, they just plunder, make a profit and move onto new areas.

Pagham and surrounding area is a quiet cul-de-sac in the west of West Sussex, with infrastructure to match. It does not have the jobs to support the residence of this number of houses so most will have to commute to Chichester and beyond. The existing road infrastructure will not be able to cope with the likely number of extra vehicles that will be generated. The extra lorries alone coming and going from Barfoots are already causing problems lorry leaving one fearful regarding being run off the road as their width takes up their own side of the road and at times straying onto the opposite carriageway - there are tyre marks in many places along the verge where vehicles have needed more road width than there is allowed. This is before account has been taken on impact of the recently opened New Chichester Free School at the Convent

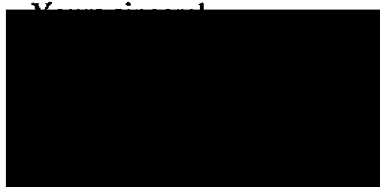
Building, Hunston Road, which will add to the traffic in the area with up to 1200 + pupils, thus adding to an already busy link between Pagham and the Whyke roundabout A27 junction.

This development has already been refused owing to the accumulated impact of traffic from other planned developments. In 1999 it was refused because of the infrastructure. Nothing has changed, in fact it has become even worse as no significant improvements have been made. To propose an exit from the Hook Lane development onto Pagham Road is disgraceful, traffic on this road is already at capacity and the exit will be in addition to the junctions at Hook Lane and Seftier Road: both well-known dangerous junctions, which developers refuse to acknowledge.

If this isn't bad enough I now move on to the subject of flooding in the area. Hook Lane has long standing surface flooding issue. I understand an independent surveyor has dismissed the developers' proposals for sewage and drainage disposal as woefully inadequate. Pagham Road drains are now barely able to cope at times of heavy rain, over 1200 extra homes, including those from the other two proposals in Pagham, will compound the flooding anxieties for residents previously flooded. Taking into account the flooding issue from the sea with the Pagham Beach situation and the spit there are real concerns that must be considered.

Finally, Chichester Hospital, the GP surgeries, and local NHS dentists – mine is currently not taking on patients as they are all at capacity: where are you going to get people to staff these facilities? The hospital is not taking on staff; I was told by a doctor 'there is no money', small procedures like cataracts, skin tags and others are not now routinely owing to the shortage of money. Adding extra people to the area will only exacerbate this situation.

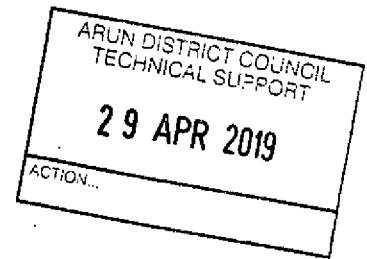
Please take note of these very real concerns and treat us Pagham folk fairly and rule against this proposed building development and nor allow ADC to just dump developments in this outer corner of the District. Long term there may be regrets when grid lock on the roads occur, flooding occurs, sewerage problems occur as capacity has nearly been reached and wildlife and the eco system has been decimated. By then it will be too Late!



Steven Bass



33 Mill Farm Drive
Pagham
West Sussex
PO21 3NG



09/04/19

Hook Lane P/30/19/OUT

We strongly oppose the proposed building of 350+ houses etc on Hook Lane Pagham for the following numerous reasons:

This will entail 5 or more years of building work, traffic congestion and noise etc and the house could end up 2 ½ storeys high.

The current sewage system cannot cope now let alone with an estimated extra people from this and other proposed developments. Raw sewage has already been emptied on many occasions into the Pagham Rife and then this goes directly into the sea in this beautiful area for tourism and in which people swim.

Managing to arrange a GP Appointment at our local surgery is a nightmare as there are already too many patients and not enough doctors for which recruiting is exceedingly difficult. They will never cope with a possible 1200+ homes in this area.

Our local hospital St. Richard's in Chichester is likewise already unable to cope with increasingly long waiting lists and many hours wait in the A and E Department. The proposed increase in the population will inevitably cause an NHS meltdown. Also the waiting time for ambulances is increasing to an unacceptable level. How any of these services will cope with so many extra patients is anyones guess as we are sure you can imagine.

The farm land on which these houses are proposed to be built is some of the best in Southern England. We cannot and should not contemplate importing all our crops.

All the roads in the area are very narrow and at peak times are totally congested. The idea of making an exit from the Hook Lane development into Pagham Road is outrageous as the road between Hook Lane and Sefter Road junctions is already an accident black spot which developers refuse to acknowledge.

The approach to the A27 particularly during rush hours, is already at gridlock .

We also have huge numbers of heavy lorries and tractors going to and from the farms every day. We understand that over 40,000 HGV movements per year when the local food packing plant is in full operation. They create long traffic delays as they are too long to overtake and further traffic can only make this situation much worse.

This situation is already likely to cause more accidents not to mention further air pollution.

Employment opportunities in this area are very low so most people would have to commute adding to the chaos on the roads.

Flooding of the roads and fields in this area is well documented and often occurs.

The schools are close to capacity and the use of portakabins cannot be a long term solution.

All in all the infrastructure for this proposal is not in place and is unlikely to ever be satisfactory.

We chose to live in the area because it is a village with countryside, the sea and fresh air. We don't want to countryside around us covered in concrete with poor air quality and excessive traffic. This would change our entire way of live.

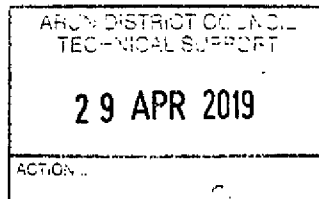
PLEASE SAVE OUR VILLAGE FROM OVERDEVELOPMENT.

Yours

C and L Davies



Planning Dept.
Arun Civic Centre
Maltravers Rd.
Littlehampton
BN17 5LF



110 Pagham Road,
Pagham
Bognor Regis
West Sussex
PO21 1NN

Date:

Dear Sir/Madam

Hook Lane P/30/19/OUT

I donot want houses built in Pagham as we have too many and ones built within 5 miles have not all sold. Build on brown field sites not green use common sense dont think money.

Keep us a small village
No jobs for people here now let alone when more people come.

Fields are flooded most of year
Problems getting a doctors appointment notthrough lack of rooms at the surgery but can't get doctors.

We need green areas its a high quality agriculture land.

Need to protect the Bats that live there and all other wildlife

Sewers can not cope now let alone with more houses ~~you~~ Government want to clean the oceans but we put raw sewage into the sea to cope.

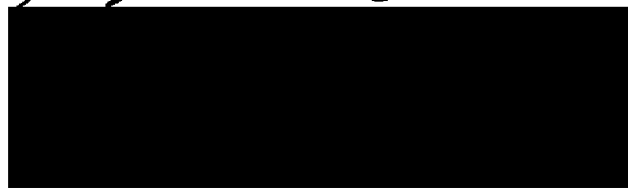
~~Klara~~

Government want cleaner Air put
putting more houses = more cars = more
pollution

This country is being over populated
and squeezing houses into small villages
will only cause us problems
we are not able to cope no infrastructure
to cope schools full up have to travel
if you want to work and roads are
queued up every morning takes me 1 hour
to do what normally is a 17 minute
journey.

NO TO HOUSES
Anywhere in Pagham

Yours sincerely-



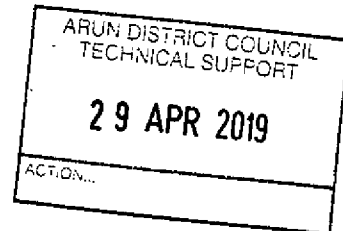
Planning Dept.
Arun Civic Centre
Maltravers Rd.
Littlehampton
BN17 5LF

Date: 06.04.19

Dear Sir/Madam

Hook Lane P/30/19/OUT

Neil Mellers /
1 Raleigh Road
Rose Green
Bognor Regis
PO21 3NA



I write to object
to the ludicrous overdevelopment of the Rose Green
and Pagham areas of Arun District Council.
It is complete madness to concrete over many acres
of grade A farmland with thousands of properties that
will exacerbate an area already prone to flooding
and has, indeed, already been flooded despite the
flood plain that these fields provide.
The impact that an extra 5000 plus vehicles
will have on the area will be overwhelming on
a village the size of Pagham and, aside from
all the ^{extra} CO₂ the residents and their children will
have to breathe, the roads are simply not fit
for purpose. Indeed, the road between Pagham and
Lagrange is a very dangerous road, especially for
cyclists.

Planning Dept.
Arun Civic Centre
Maltravers Rd.
Littlehampton
BN17 5LF

Date: 06-04-19

Dear Sir/Madam

Neil Mellers
1 Raleigh Road
Bognor Regis
West Sussex
PO21 3NA

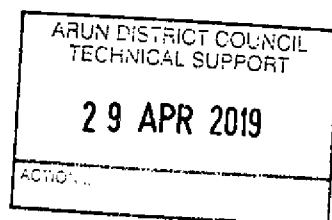
Hook Lane P/30/19/OUT

There are numerous other reasons why this planned development is madness and unacceptable. There will no doubt be brought up at the council meeting in October.

This meeting MUST take place in Pagham Village Hall rather than the Council Offices in Littlehampton ten miles away. Many people cannot get to Littlehampton, especially the elderly or those without transport. Far easier for a few councillors and developers to go to Pagham than hundreds of people to travel to Littlehampton.

We are the people who have to live with the consequences of this planned development if it goes ahead, not them. It is only fair and reasonable for that it is held on home soil. Yours Faithfully

Planning Dept.
Arun Civic Centre
Maltravers Rd.
Littlehampton
BN17 5LF



Mrs. M. L. Sanders
4 Windmill Close, Althorpe
Bognor Regis
West Sussex.
PO21 4ND.

Date:

Dear Sir/Madam

6th April 2019.

Hook Lane P/30/19/OUT

The meeting should be held in the pagham area otherwise people may not be able to attend as parking is difficult and transport such as buses are not always accessible to the elderly.

- 1 cannot believe more housing is planned as the roads are gridlocked already. Access to the A27 is becoming a horrendous ordeal with the amount of traffic already on our local roads.

- 2 How are the sewers expected to cope with more housing as problems are already happening as raw sewage is already being emptied into the Rife River, and then into the sea. Absolutely disgusting for children paddling in the sea.

- 3 The local fields have been under water whenever there has been significant rainfall, more housing would make this worse.

- 4 It is extremely difficult to obtain a doctors appointments already and the surgery is finding it difficult to recruit enough doctors to cope with the amount of patients.

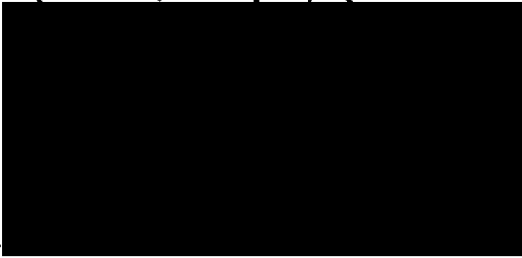
- 5 How can St. Richards hospital cope with more residents, they are overstretched already. My mother died recently at St. Richards there was a waiting time when she arrived at A & E if there were more residents it can only get worse. More lives lost!

- 6 If the development was turned down before and the infrastructure hasn't changed, This doesn't make any sense.

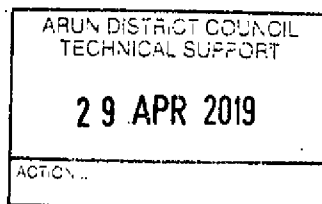
- 7 Schools are filled to capacity when are these children going

- My husband and I moved to Aldwick for its beauty and peace and loved that there are villages locally.
9. Building more housing will spoil the whole area, cause pollution, ruin wildlife and destroy the environment. People won't come here, it will be overcrowded and spoil the whole area.
10. The agricultural land is necessary for our vegetables and the future. We must support our farmers.

Yours faithfully



Planning Dept.
Arun Civic Centre
Maltravers Rd.
Littlehampton
BN17 5LF



9 Barton Close
Pagham
Bognor Regis
PO21 4NH

Date:

Dear Sir/Madam

Hook Lane P/30/19/OUT

This development has already been refused, nothing has changed.

The proposed site has a very high water table & is often flooded after heavy rain. If the ground is covered in concrete this will be exacerbated. It will also take away valuable agricultural land - some of the best in the country with our sunny climate. Schools, local GP surgeries & local hospitals are at bursting point with no provision for extra places. The plan includes a large car home but no new GP Surgeries.

The roads in the whole area are barely coping now. any extra traffic will be horrendous. There are queues to get onto A27 every morning & sometimes in the evening at going home time.

Cyclists are an additional hazard - there is no room to pass on long stretches of Pagham road. There is a cycle path from Summer Lane to N. Mundham but it is across muddy fields, unlit & isolated from houses - not a safe track for someone on their own.

I don't think the current roads would cope with all the construction traffic. The big lorries from ~~the~~^{the} nurseries & making deliveries sometimes find it difficult to negotiate the bends ^{unless} they know them well & a lot more large ^{construction} lorries ~~to~~ ^{are} would add the chaos.

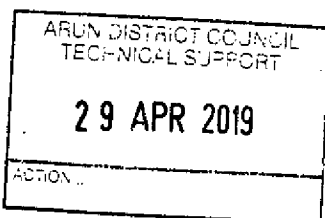
What all this would do to the main 'industry' road here 'tourism' I dread to think.

Finally I put in a plan for the planning Inquiry appeal on 22 Oct 2019 to be held in Pagham not in Haverham which is several miles away from the area under discussion. At least if it were held in Pagham those attending could see what they are discussing.

Please Aren down this ~~app~~ planning application.

Yours Sincerely [redacted]

Planning Dept.
Arun Civic Centre
Maltravers Rd.
Littlehampton
BN17 5LF



MR. J.H. FRANCIS
80 PAGHAM ROAD
BOGNOR REGIS
WEST SUSSEX
PO21 4NN

Date: 6-4-2019

Dear Sir/Madam

Hook Lane P/30/19/OUT

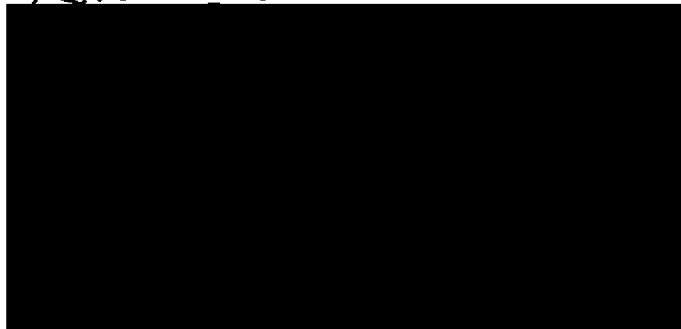
I would like to place my objection to the above proposed development on record. My concerns are

- * This is only one of a number of new housing proposals that will affect Pagham and the surrounding area.
- * The road infrastructure will surely not cope with the huge increase in traffic. There is little employment in the area to absorb such large numbers of new residents, who will have to commute to other areas. Access to the A27 north of Pagham is along an unclassified road, which is currently and already overloaded and dangerous. Alternatively, traffic will need to go through Bognor either to the rail station or out eastwards.
- * Local services cannot cope i.e. ~~sewer~~ sewerage, schools and doctor's surgery.
- * many of the fields in Pagham are subject to flooding

- The areas to be developed ~~are~~ include prime/good agricultural land, which we must surely protect now more than ever
- Poyham village is a tourist attraction, ~~what~~ ^{with} Church Farm Caravan Park generating £2 million a year. Such large housing projects would destroy the nature of Poyham as a village and have a detrimental effect on its attractiveness to tourists and visitors.

Thank you

Yours faithfully

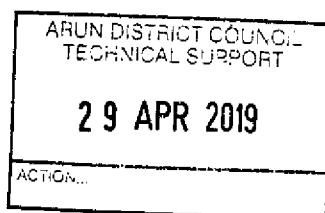


Planning Dept.
Arun Civic Centre
Maltravers Rd.
Littlehampton
BN17 5LF

Date: 6/4/2019

Dear Sir/Madam

MR S. NAKKINAD
17, SINGAPORE CLOSE
PAGHAM
PO 21 4XF



Hook Lane P/30/19/OUT

I was deeply concerned that the developers are appealing the council refusing the scheme above. It concerns me that the sewage may not cope and in fact has difficulty even now! It concerns me that the local N.H.S facilities are not coping well now let alone with extra population. Don't we need good land for our agricultural needs with Brexit looming. It does seem that the local people's concerns around clean air, traffic & safety are not as important as the developers profits. Where's the affordable homes?

