

Mrs Susan Mackay 25 Conway Drive, Pagham, West Sussex Po21 4XD

OBJECTIONS TO P/30/19/OUT (Hook Lane)



I would like to register my objections to the re-submission of the above planning proposals on the following grounds:

Firstly, it seems something of an insult to re-submit the same plans when the planning application for Hook Lane has recently been refused on the grounds of the accumulated impact of traffic it would be generated from this and other planned developments.

The scale of this proposed development would add an unsustainable amount of traffic to an already narrow, busy and dangerous road. The traffic is nose to tail heading into Chichester in the mornings and again coming back after work in the afternoons. This has already increased considerably at peak times with the building of Chichester Free School on the Hunston Road, just south of the A27 Whyke Road roundabout.

There are many large articulated lorries using the B2166 heading to and from Barfoot's, our local growers, who have recently increased their operations with a packing facility. This will generate up to 40,000 LGV movements a year when it is working at full capacity. South of the Royal Oak pub at Lagness the road becomes unclassified and there are problems with flooding in periods of heavy rain. In fact Barfoot's have created a pond to drain some of the water from the surrounding farmland to try and reduce flooding near their main entrance. It is not unusual to find the road closed because of an accident and a long diversion put in place.

The scale of this proposed development together with other proposed developments would dramatically alter what is a village into a small town with very inadequate amenities. Rose Green schools are already full to capacity and there are frequent complaints from residents of the difficulty of getting a doctor's appointment.

With Brexit looming we need to keep our best agricultural land to feed ourselves. The Manhood peninsula produces around 10% of the country's vegetables and Barfoots of Botley's Seftor Farm site showcases how valuable this area is for food production. If these fields are once built on they will be lost for ever. Much smaller and more sustainable developments should be considered.

