



74 Pagham Road
Pagham
BOGNOR REGIS
West Sussex PO21 4NW

30 April 2019

Arun District Council
Planning Department
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF

Dear Sir/Madam

RE: Planning Application No: P/30/19/OUT
For Homes at Hook Lane, Pagham, Bognor Regis

I write with regard to the above Planning Application and wish to register my opposition to these proposals. This cynical planning application from the developers, Hallam, is identical to their previous application which is currently the subject of an Inquiry yet to be held, and Arun District Council should not be looking into any further application whilst the Inquiry is pending.

Sustainability is my main concern. Having lived in the area since 1974, I strongly feel this Planning Application should be refused for a number of reasons including those listed below, it is simply unsustainable and the views of those living within the locality should be taken into account:

1. The site is inappropriate for any housing as it is on an arable green field site. Local farmers are desperate to acquire more acreage and we should not squander our countryside for short term gain for the developers. The prime agricultural land around Pagham with record hours of sunshine should be retained for agricultural use and not lost for good, especially with BREXIT looming.
2. This planning application is not sustainable. Other similar planning applications in the vicinity and surrounding locality have been rejected in the past. In 2000 there were 11 reasons to reject such an application. One planning application on this site proceeded to a Public Enquiry and was still turned down by Government Inspectors for a number of reasons. Those very reasons still exist today and the infrastructure is simply not in place to cope.
3. The flood risk from run-off from the field and ground water if this application were to succeed is a grave concern.
4. This site is situated in a strategic gap at the edge of Pagham. These empty land spaces (strategic gaps) between towns and villages should not be built on.

5. Traffic levels, already a major concern, would be unsustainable. Any traffic leaving this site would add to the congestion already experienced in Hook Lane, Pagham Road and Sefton Road. Beyond that the road To Chichester along Pagham Road is already extremely hazardous and heavily congested causing delays. The width of the road with respect to HGV articulated lorries going to the farms is already a concern, without extra traffic. This road is already dangerous for cyclists as well as motorists as Pagham Road is either a B road or from the Royal Oak pub, unclassified. There have already been accidents and sadly fatalities, and that is without the extra volume of traffic that 350 homes would generate, let alone even higher levels of traffic if any of the other current large planning applications in the area were to proceed at a similar time. The Chichester Free School that has been re-located to Hunston this academic year has vastly increased traffic with the added pollution from the traffic, already at levels nearing legal limits.
6. The sustainability of these proposals is a major concern as they are not sustainable and would put even more strain on the infrastructure. To mention just schools and surgeries, it is not simply a case of building more schools and doctors' surgeries. Both schools and surgeries need to be staffed. Grove House Surgery in Pryors Lane which serves this area, were looking to appoint 4 more doctors to try and cope, and that was without extra patients that would be inevitable with further development. We all know how difficult it is proving to be to recruit doctors and teachers as well as other necessary professionals. Our schools, doctors' surgeries, dentists and hospitals are struggling to cope at the moment without further strain being extended to them.
7. Having been in attendance at the Arun Civic Centre meeting when Hallam's previous application was discussed and refused, all the issues raised concerning sustainability and the already dangerous over congested road to Chichester from Pagham, it is unbelievable that a further application should be considered to make the situation even worse.

For the above reasons, as well as many more, I would ask that this wholly inappropriate planning application be refused. We all know and appreciate that some housing needs to be built, but this application, together with others in the locality amounting to more than 1,000 homes within Pagham plus a further 2,500 homes if the Chalcraft Lane proposals were to proceed too is completely unsustainable. I believe 130 homes were originally stated by Pagham Parish Council. Pagham is not accessible to the A27 or A259, unlike other sites within the ADC area. The deeply flawed Arun Local Plan should not have earmarked such massive development in and around Pagham.

Yours faithfully


D J Orde(Mrs)