

7 Leonora Drive
Nyetimber
Bognor Regis
PO21 3NW
29th April 2019

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF.

Dear Sirs,

Planning Application P/30/19/OUT

I am writing to register my objection regarding this Planning Application on the following grounds.

An almost identical application has been submitted (P/6/17/OUT), and refused and is now going to appeal. I can see nothing in this application to make it acceptable in any way.

The current infrastructure cannot sustain this type of large scale development.

Pagham Road is a busy, winding, worn out single carriageway road which already carries many cyclists, cars, HGVs and tractors. The majority of it is unlit, has no cat's eyes and has no pedestrian pavement or cycle path. At peak times traffic is nose to tail and this is exacerbated by the recent opening of the Chichester Free School, which brings traffic to a halt mornings and afternoons, sometimes backing up along the A27 and blocking the roundabout when trying to travel south. Added to the two large developments which have outline approval, this proposed development will add to the traffic misery which is currently endured by residents. Emergency vehicles would struggle at peak times to make the speedy progress they need. Queues through Lagness and North Mundon feature regularly on local radio traffic bulletins and extra vehicles will make this worse. If you have an early morning appointment in Chichester, presently you have to allow up to an hour to make the 6 mile journey.

I purchased my house in 2016 and was obliged to have a Flood Report prepared. It states that whilst my plot is not at risk of surface water flooding, an area of up to 250m surrounding my home is at medium risk of surface and ground water flooding. The Hook Lane site comes within this 250m area. It is frequently saturated and flooded. I understand that the sewage system is old and there is a real risk of surface water flooding. Local fields become waterlogged after a few days of rain. If the new housing has soakaways to deal with surface water, where exactly is it supposed to soak away to in times of wet weather. I am very concerned that building on this field will increase the

flood risk to my home and many homes closer to the site than mine. The sewer system is at capacity and cannot take the additional housing proposed, but Southern Water are not permitted to refuse connection to new developments. Where will this effluent actually end up? Pagham Rife/Pagham Harbour?

Local schools will be oversubscribed and although it is proposed by the developer to provide a primary school, does the local education authority have the funds to equip, staff and maintain this school? This school would be just ½ mile from the Rose Green Schools. If a new school is needed, is it wise to site it so close to the existing schools. If it goes ahead, provision should be made for ample parent parking to stop it spilling out onto Hook Lane and beyond. Looking at the plans (which are very difficult to view on-screen) there appears to be a pedestrian access opposite Drift Road, close to where the school is to be sited. Drift Road and all roads leading to the Rose Green schools suffer badly at drop off and pick up times and I feel parents of the new school would be tempted just to park up in Hook Lane/Drift Road and walk to the school. This is unacceptable for existing residents.

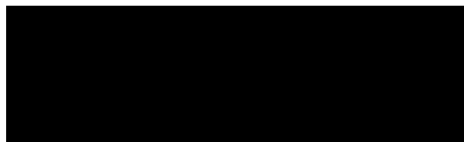
The local doctors surgery would be obliged to register many new patients and the wait for appointments etc would grow longer. All GP surgeries are struggling at the current time and this is just further pressure on an already stretched service.

The vehicular access on to Hook Lane is sited perilously close to a children's play area and an already busy junction to Sefton Road.

The proposed development will destroy prime farmland and once green fields are developed, they will never return to agricultural use. With the prospect of the UK eventually exiting the EU, such farmland will be needed to feed the country. Brownfield sites should be used - not greenfield.

This application should be refused, or at the very least deferred until the outcome of the appeal for an identical proposal is known.

Yours faithfully

A large black rectangular box redacting the signature of Mr Chris Witt.

Mr Chris Witt