



74 Pagham Road
Pagham
BOGNOR REGIS
West Sussex
PO21 4NW

27 January 2017

Assistant Director of Planning and Economic Regeneration
Planning Department
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF

Dear Sir/Madam

RE: Planning Application No: P/6/17/OUT
For 350 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. Sustainability is my main concern.

Having lived in the area for 40+ years including Pagham Road for 30+ years I strongly feel this Planning Application should be refused for a number of reasons including those listed below, it is simply unsustainable:

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.
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 Sefter Road. Beyond that the road To Chichester along Lower 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 Lower 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 be granted at a similar time.

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. During last year, 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.

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 is completely unsustainable. I believe 130 homes were originally stated by Pagham Parish Council. These planning applications are unacceptable, particularly at a time when the Neighbourhood Plan is still emerging.

Yours faithfully

A solid black rectangular box used to redact the signature of D J Orde.

D J Orde(Mrs)