

OBJECTION TO P/134/16/OUT (SEFTER ROAD)

P/140/16/OUT (SOUTH OF SUMMER LANE)

P/6/17/OUT (HOOK LANE)



Mr Malcolm Mackay

25 Conway Drive, Pagham,

Bognor Regis, PO21 4XD

28th January 2017

I would like to register my objections to the planning proposals above on the following grounds:

Traffic

As a resident of Pagham working in Chichester the road access morning and evening is already so busy that to add more traffic from any new development would add enormously to the queueing time in both directions. Bearing in mind that on average any one house will add at least two cars onto our already over congested roads, I feel it is ridiculous to allow any largescale development in the Pagham area.

W.S.C.C. have been a Conservative council since the last war and have not made any meaningful improvements to the A27 and the road structure of this area of the county. Despite the ongoing proposals and consultations, nothing will result to improve the road infrastructure in the near future. The B2166 is already totally inadequate for the H.G.V. movements that result from the Barfoots' plant and south of the Royal Oak public house is an unclassified narrow country lane.

As a regular user of this road by car, I find any accidents or road works on this road result in hours of delays. I cycle regularly in the summer months to avoid the traffic but it is just far too dangerous to use the B2166 so I have to cycle to join the A259 to use the cycle route, cycling past miles of stationery queueing traffic going into Chichester in the morning and the same miles of stationery

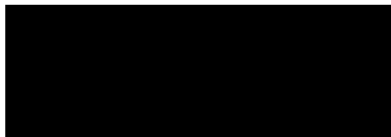
traffic heading back to Bognor in the afternoon. How any further development in this area can be considered I find beyond my comprehension.

Agricultural land and flooding

All three proposed sites are top quality agricultural land and are irreplaceable if developed. The low lying, flat fields are prone to flooding in heavy winter rains. The Barton farm sight is so close to the Nature Reserve that it is bound to interfere with the wildlife.

I have experience of the Pagham area from the 1950s and have lived locally ever since and I am appalled at these proposals to over develop what is a small village with low level facilities.

Any small development that enhances the village and is affordable for sons and daughters of residents should be the sustainable way forward.



Malcolm Mackay