

Mr & Mrs G Salter
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2nd February 2017

Arun District Council
Assistant Director of Planning and Economic Regeneration
Arun Civic Centre
Maltravers Road
BN17 5LF

Objection For Planning Application Ref:P/6/17/OUT

Dear Sirs

I write to oppose the planning application reference quoted above. I strongly object to the for planning being put forward by the Hallam Land development Scheme at Hook Lane for the development of up to 300 dwellings.

Pagham is a huge part of my childhood; a 40 year history of being well known in my family as the Sunshine Costa Del Pagham, where for many years as a tourist to this little rural village it attracted my family and friends due to the increase sun hours and beautiful beaches along this part of the West Sussex coastline. It holds such special memories that as an adult, I along with many others chose to relocate here to start my family. I have a number of reasons for objecting as I moved away from a metropolis of Reading to bring my children up in the rural community of Pagham. 15 years later, I do not want to see this lovely area to become a merged /overflow of Bognor Regis town.

In 2014 our village was engaged in the creation of a neighbourhood plan in accordance with the Neighbourhood Planning Regulations 2012 part of the Localism Act 2011 whereby our community shared its vision for our neighbourhood through various channels. The community gave its desires and a collective decision identified that there was very little land available that would be sustainable for development of new dwellings over the next 15years. This is due to the constraints of the Pagham Harbour imposing severe restrictions from SSSI (site of Special Scientific Interest), RAMSAR,SPA (Special Protection Area) and MCZ (Marine Conservation Zone) imposed to the majority along the Southern coast.

I understand the pressures from Central Government to meet the housing demand but our little rural Pagham Village Council back in 2016 has already approved planning for sufficient number in dwellings to support this growth which was supported within our emerging plan by the community survey. The 2016 recent planning applications should therefore be enough suitable development for our little village to incur and we should not have to extend our built up area boundary any further. This area does not have a huge housing waiting list.This site was not one of those chosen sites in the emerging neighbourhood plan and will not make this an attractive place to live, work or visit.

This country has voted to leave the EU last year and has now triggered article 50 to press ahead further as a country there is insecurity of the future but I do not believe we should put a land supply requirement upon prime agricultural land. The land proposed is of the highest grade, a valuable, indispensable food production area and should not be given up for dwellings when there is no supportive evidence that the housing is required in this area however I think this country will need to be able to sustain itself with essential food grown on this land proposed. It is fundamental that we protect our countryside character to define the strategic gap and Pagham retains its countryside ambience.

During the research of the Neighbourhood plan the focus groups did identify that there was severe traffic congestion and safety issues along B2166 and along with poor infrastructure is a huge reason why I cannot support this application. Pagham is a small rural village with limited scope for local employment and therefore people in this area rely more on private transport. The Pagham road B2166 is horrendously overcrowded and totally dangerous for cyclists and to let this development proceed will only add to this mitigating negative transport impact.

A journey into Chichester from Pagham at peak times can take up to an 1 hour and to add to this congestion is to be frank 'ludicrous'. It only takes an accident to occur on the main A27 and the single track road in and out of Pagham is at breaking point as its is currently over capacity.

The junction between Hook Lane and Pagham Road B2166 has severe visual constraints and the traffic increase seen from the development on to the one point of access through to Pagham Road would make this require a significant reworking of the traffic flow out onto the B2166 and put horrendous demands on the local highways infrastructure.

I note from the application there is provision for land to offer a 2FE school but not to build it in the new proposed application. Pagham cannot become affected by developers once again as it did in 2012.. The local Infant and Juniors school is currently running at full capacity therefore to accumulatively add the child product of the planning applications agreed in 2016 for 100 houses in Summer Lane, Pagham and consideration to this developer adding another 300 housing schemes concurrently the end result will require more than a provision of land but in fact a 2FE school should be insisted to be built to absorb the extra children but look sensibly at the position of where it is to be built more central to the village not in the top northern quarter where the rest of the village cannot walk the statutory distance to reach it. This will severely impact on our education infrastructure which is already under funded by the Government as we are currently 148 / 151 in the lowest funded areas and county do not have the money to build schools let alone support them financially.

The neighbourhood plan involved 4 years of hard work where teams of the local residents gathered evidence to prove the policies outlined and were well established. Thorough investigation in the Well Being aspects were undertaken and evidence given by the interview with the Doctors surgery Manager advised that there is severe capacity issues in this area and recruiting issues of quality Doctors which we see daily as getting a doctors appointment for residents are seeing longer

waiting lists as it is therefore adding to the housing will only put more pressure on an already stretched again underfunded NHS.

Object to this application. Please listen to the public views.

For these reasons above I wish to oppose the planning application as Pagham has strength as a healthy district community with spirit, please help us save our village and make the right decision as the time has come for our community to be heard.

Yours faithfully

Mr & Mrs G Salter