

Sefter Cottage
Pagham Road
Nyetimber
Bognor Regis
PO21 3PX



31 January 2017

Assistant Director Planning and Economic Regeneration
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Sir

OBJECTION TO APPLICATION P/6/17/OUT – PROPOSED DEVELOPMENT AT HOOK LANE

I write in connection with the above planning application. I have examined the Hallam Land Management's proposals to build up to 300 homes and as the homeowner of a property that shares a boundary with the land in question, I know the site well.

I wish to register my objection to the development of houses as described in the planning application P/6/17/OUT on the following grounds.

Loss of prime farm land

The proposed siting of the development is particularly ill-considered because it will lead to the loss of prime grade 2 farmland that has been used intensively for a number of years by Barfoot Farms. With the country's exit from the European Community and the single market, it is clear that prime farming land in the UK should be protected in order to bolster production for both home consumption and export.

Over development locally

I understand that there are currently three applications that together could see almost 1,000 homes being constructed in the Pagham and Aldwick areas. Viewing application P/6/17/OUT in isolation from the combined impact of P/134/16/OUT (Wimpey Homes at Sefter Road) and P/140/16/OUT (Hanbury Development at Barton's Farm) is to seriously under-estimate the devastating impact that these three proposals together are likely to have on the local community.

At the current household occupancy rate for Arun of 2.15, this volume of development could see the local population increase by more than 2,200 and rising to nearer 3,000 when families become established. Local schools, doctors, dentists and hospital are already oversubscribed and this level of development can only exacerbate the reduced level of service that we already experience.

Flood risk

It is well known locally that run-off water from the field in times of heavy rain has in the past caused significant flooding on a number of occasions. In 2012, my own property, which is situated adjacent to the north-west boundary of the field, was flooded by run-off water from the field. Despite the water catchment measures included in the Hallam Management proposals, it is highly likely that

covering large areas of agricultural land with hard non-porous surfaces associated with 300 houses, drives, pavements and roads will only increase the risk of flooding for existing properties.

Although the Hallam Management development includes proposals to alter the current alignment of the rife that bisects the field with a realigned meandering rife and pools, these are still likely to be overwhelmed during periods of heavy rain. Planners cannot simply ignore the well-publicised impact of global warming and the associated predictions of more frequent episodes of extreme weather. These will inevitably put the existing population at increased risk of damage from flooding without the impact of additional acres of tarmac and concrete.

Traffic congestion

In the last five years, traffic volumes locally have increased significantly for Pagham residents. The completion of the Bognor relief road has led to Rose Green Road and Sefter Road becoming a "rat race" for commuters seeking to avoid morning congestion at the A27/A259 junction.

Additionally, the continuing expansion of Barfoot Farms' agricultural and packing station activities has seen a significant increase in both tractor and 40-tonne lorry movements on Pagham Road. In the spring, summer and autumn this is further exacerbated by the traffic associated with visitors to the Bourne Leisure site at Church Farm. Add to this the danger of farm workers cycling on dark mornings and evenings, often with inadequate lighting, it is clear that the increasing traffic on Pagham Road is both dangerous and unsustainable.

As a regular early morning commuter between Pagham and Chichester, I have witnessed the ever increasing traffic movements on Pagham Road. Hallam Management's proposal for Hook Lane can only further exacerbate traffic congestion locally.

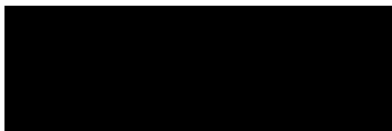
Sefter Cottage

As the owner occupier of a property that shares a boundary with the Hallam Management proposal, I have a further serious objection to this application.

All run-off water from the Hook Lane field ultimately drains into the Pagham Rife which lies to the west of the field. Most of this run-off is into a ditch at the north end of the field that drains via a 900mm concrete culvert that runs partially under the garden of my property. The Hallam Management proposal makes no mention of this or, indeed, any measures that will be necessary to protect my property. In the 2012 floods, the culvert was overwhelmed by the run-off water, which contributed to the flooding of my property.

Finally, I wish to remind you of the recent resolution by Pagham Parish Council, the elected representatives of our community. At their meeting on the 29th November 2016, the PPC recorded their official opposition to all of the proposed large scale developments being considered within the Parish of Pagham. It is my hope that officers will respond to the opposition of the local community and, at the appropriate time, make a recommendation to the Arun district councillors that planning application P/6/17/OUT be refused.

Yours faithfully



CC Nick Gibb MP