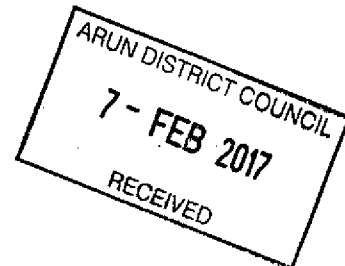


7 Leonora Drive
Nyetimber
Bognor Regis
PO21 3NW
5th February 2017

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



Dear Sirs,

Ref: Planning Application P/6/17/OUT

I am writing to register my objection regarding the above Planning Application on the following grounds:

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 and has no pedestrian pavement or cycle path. At peak times traffic is nose to tail and speed is governed by whatever vehicle is at the front. If it is a bicycle, tractor or an over-cautious driver, progress is very slow. This proposed development is at the wrong end of an already overloaded road and the extra traffic would worsen this situation considerably. Emergency vehicles would struggle at peak times to make the speedy progress they need.

The A27 improvement plan is not yet finalised and the subject of much debate and delay. Unfortunately, both to and from the A27, I believe this road is the only direct access to Pagham. The volume of traffic in the summer months increases with the influx of holidaymakers to Church Farm Holiday Park. Another burden on this route. Pagham Road was closed just before Christmas 2016 for gas repair work. I followed the signed diversion and a <4 mile journey took me 45 minutes (trying to go west on A27). With increased traffic, any serious accidents would cause traffic gridlock in the local area.

There is little employment in this area of West Sussex, thus the amount of traffic would increase as new residents commute to their existing jobs. Pagham/Aldwick/Rose Green is within easy striking distance of Chichester and Bognor Regis – further extra traffic on Pagham Road.

Bus travel to Chichester would need to be commenced either on the corner of Hook Lane / Pagham Road and/or Sefter Road / Pagham Road. There is no footpath here and it is unlit. To go to Chichester would entail crossing this very busy road.

This planning application identifies that 300 dwellings are to be built along with a large care home. With an average of 3 occupants and 2 vehicles per dwelling this could result in an extra 900 people and 600 vehicles who will be trying to use Pagham Road as it's primary route to and from the north. This does not include the proposed Care Home which will bring with it increased traffic from both the staff and any associated NHS/Emergency vehicles.

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 currently saturated and flooded. I understand that the sewage system is old and there is a real risk of surface water flooding. Currently fields are 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.

Having just moved to this area from Hampshire (Portsmouth Water) I find the water pressure is very poor and would presumably get worse with extra housing.

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

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 is the third school contained within three planning applications. This school would be just ½ mile from the Rose Green Schools. If a new school is needed, is it wise to site it just ½ mile from the existing schools. If it goes ahead, provision should be made for ample parking to be available for parent parking to stop it spilling out onto Hook Lane and beyond.

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.

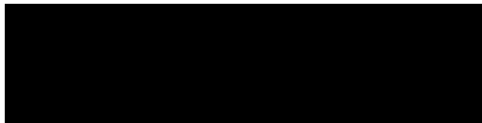
The proposed development will destroy prime farmland and once green fields are developed, they will never return to agricultural use.

Should all three current applications being proposed, (P/134/16/OUT, P/140/16/OUT and P/6/17/OUT) for Pagham, with the current population of Pagham being in the region of 6000, this would lead to a 43% growth in population, with the UK population growth standing at about 0.7%. This type of increase is unsustainable.

On a personal note, which will obviously carry no weight when a decision is made on this application, I moved to this area in April 2016 from Hampshire. I moved here because I liked the area – not because I was offered some kind of financial incentive to buy a new build. I moved from Hampshire, where housing developments have destroyed acres and acres of green fields. The area I lived in was within East Hampshire District Council, who also were unable to finalise a Local Plan. The result was a free-for-all for the developers with applications being routinely approved despite local opposition. Of note – the "community" provision i.e. community hall etc, was the very last thing to be addressed by the developers.

It seems that the quality of life of existing residents in any area that is ripe for development counts for nothing.

Yours faithfully,

A solid black rectangular box used to redact the signature of Mrs Gill Witt.

Mrs Gill Witt