

recd 10/2/17

ANDREW ROBERT DOWE

REF. PLANNING APPLICATION
P/6/17/OUT.

2 Stonehill Crescent,
Pagham,
Bognor Regis,
West Sussex,
PO21 3PQ
8TH FEB 2017.

Dear Sirs .

Once more I have to object against yet another mass housing development application - P/6/17/OUT, this time by a company calling themselves Hallam Land Management.

This is the third application for a huge housing development scheme to be built on prime agricultural land in Pagham.

Unprecedented and Unstainable for the many reasons I will list on my attached sheets.

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AS PER
ATTACHED
LIST.

OBJECTIONS AS LISTED.

The said land listed in application P/6/17/007 is prime agricultural land that has been used for food produce growing for 100 plus years. Witnessed for the past 55 years by myself. In a world where food production is becoming more unreliable this country should be making every possible effort to become self sufficient. And in my estimation it is disgraceful that huge areas of prime food producing land is even being considered to be concreted over for ever.

Traffic issues in Pagham are already a huge problem with incoming and outgoing vehicle movements on the Pagham Road and the extra 600 or so vehicles from this proposed development would cause further danger + mayhem. The proposal for 600 or so vehicles to use Hook Lane as a point of entry & exit would be

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utter madness. Hook lane is a narrow country style lane. The Dictionary explanation for the word LANE gives a clue to the meaning.

LANE = "A NARROW ROAD OR STREET"

As employment prospects in Pagham are few + far between nearly all the work prospects for the extra 300 plus households will have to be provided from outside the Pagham area. Thus even more traffic on the Pagham Road in addition to the increasing volume of huge lorries and Farm vehicles. The Pagham Road is already an accident hot spot including a number of fatalities over the recent years.

Flooding risks, already well documented from previous years, will be greatly enhanced by the vast amount of area being concreted over. Once again I found Environmental consultants for Hallam were in complete denial that flooding would be a probability

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rather than "a once in a HUNDRED YEARS possibility". How many times have we heard that before from so called "experts"!!!

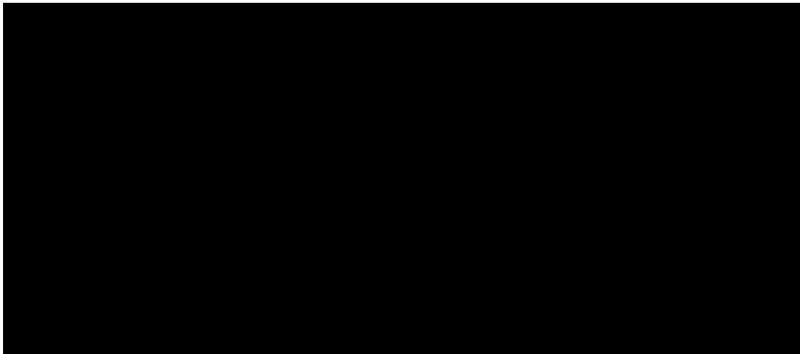
Vast amounts of extra sewage and waste water drainage problems that this proposed development will create does not seem to be addressed properly.

As I have argued with all 3 so called developers brick buildings do not guarantee Doctors + Teachers to fill them. Do not these Developers even want to listen to the facts that there is an acute national shortage of both professions, How the hell can our local Pagham Surgery cope with hundreds of more patients when they already dealing with an elderly population. Incidentally an 80 bed CARE home would add to the Surgery's burden. Perhaps this part of the proposal would be withdrawn

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in favour of an 80 bed block of flats. Just a thought!!

Finally perhaps I could remind members of Arun District Councils Planning Committee of the huge protest, not that many years ago. When A.D.C was hugely supportive of the Pagham Council + Villagers in supporting the protest against a similar housing development on this same plot of land a few years ago and I clearly remember that it was then designated a "STRATEGIC GAP. What has changed since those days?



A.R. DOVE