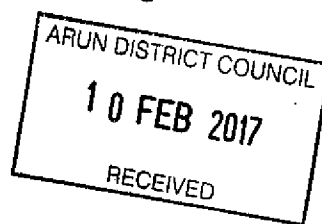


Ass. Director Planning and Economic Regeneration
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF



Cress Cottage
56 Hook Lane
ROSE GREEN
Bognor Regis
West Sussex
PO21 3PD
10th February, 2017

Dear Sir,

Planning Application P/6/17/OUT Hook Lane Pagham

I write to object to the above Planning Application. My reasons are as follows.

From reviewing the most recent Arun SHLAA it is clear that the development off Hook Lane has not been included in the allocated land requirement in order to meet Arun's increased housing demand. Therefore, this is an additional site not originally considered for development no doubt due to the area being subject to severe flooding and the land not originally wanting to be sold for development before the owner died. I wish to object to the principle that the development will look out of keeping in the Pagham landscape and will sully the visual appearance of this rural area. Also because this site is not part of the SHLAA and therefore housing target, although this development will help reach Arun's housing supply, it is not required or necessary to be built upon bearing in mind the other sites which have been formally allocated already to reach this target.

1. With the construction of this development there will be a considerable increase in the amount of cars using the present lanes around Hook Lane to get to Chichester particularly in rush hour. No provision seems to have been made to alleviate the already congested roads which will only increase gridlock. There are other planning developments in the area yet no provision has been made for those either. The roads are not sustainable so I ask if there will be a traffic management plan and when this would be able to be reviewed?

2. You are planning to develop on grade 2 farmland which should be kept as farmland. Why is it being over-turned/changed? The visual impact this will have on the area is severe and a development of this size is out of character with Pagham and will look visually obtrusive from Hook Lane.

3. There is a severe flood risk in the area which last caused flooding to sections of Hook Lane in 2012. Is this to be addressed and the threat removed? Surely building on Hook Lane will increase the risk? Is there a flood risk assessment plan? How will the flooding be managed and mitigated against and will it be compensated against?

4. Barfoots is ever increasing in size so the increased use of HGVs and large lorries in the area will not make the new development sustainable.

5. The fact that Pagham is a rural area will be destroyed and it will become an urban sprawl with a lack of doctors and hospitals etc. provided making the development unsustainable. This creates a lack of facilities and amenities to support local residents who will suffer as a result of the development.

My recommendation would be to refuse this application. The principle of the development is not acceptable and there will be significant harm caused to the visual and residential amenity of the area as a result of the works. If for some reason, however, the application is approved in its current form I would request that mitigation is incorporated through the conditions of the decision to ensure the harm caused to local residents such as myself are protected, especially against noise and air quality/pollution. I would ask that high quality eco-friendly machinery is used that produces low emissions and has a low acoustic output. I would ask that noise and landscape barriers are used throughout construction to ensure dust, material and noise are not carried on the wind. I would ask that site plans are developed to ensure the placement of heavy noisy machinery are put in position the furthest away from residential dwellings. I would like to ensure that development and removal of materials are only carried out at sociable hours only and only during the week to ensure the weekends of residents are not disturbed. Finally, I would ask that sufficient mitigation is put in place to prevent the dwellings along Hook Lane from flooding again and if the work is to be severe that financial compensation is offered to the residents that would have to live through the construction which would no doubt continue for a number of years. Please confirm if these will be included as conditions with any decision and if not, why not? I would request that I am updated on the decision made and the next stages of the planning process etc.

Yours faithfully,

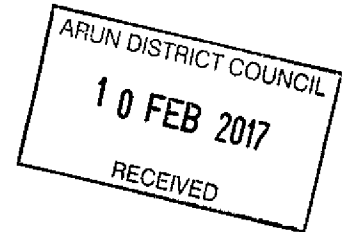
A solid black rectangular box used to redact the signature of Mrs. Susan G. Glover.

Mrs. Susan G. Glover

77 Marshall Avenue
BOGNOR REGIS
West Sussex
PO21 2TR

8th February 2017

Assistant Director of Planning and Economic Regeneration
Planning Department
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF



Dear Sir/Madam

RE: Planning Application No: P/6/17/OUT
For 350 Homes at Hook Lane, Pagham, Bognor Regis

I write with regard to the above Planning Application and wish to register my opposition to these proposals. Sustainability is my main concern.

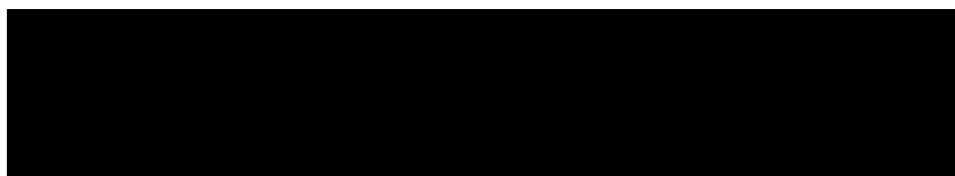
Having visited this area regularly since 2002 and having moved to the area in 2008, I strongly feel this Planning Application should be refused for a number of reasons including those listed below, it is simply unsustainable:

1. The site is inappropriate for any housing as it is on an arable green field site. Local farmers are desperate to acquire more acreage and we should not squander our countryside for short term gain for the developers.
2. This planning application is not sustainable. Other similar planning applications in the vicinity and surrounding locality have been rejected in the past. In 2000 there were 11 reasons to reject such an application. One planning application on this site proceeded to a Public Enquiry and was still turned down by Government Inspectors for a number of reasons. Those very reasons still exist today and the infrastructure is simply not in place to cope.
3. The flood risk from run-off from the field and ground water if this application were to succeed is a grave concern.
4. This site is situated in a strategic gap at the edge of Pagham. These empty land spaces (strategic gaps) between towns and villages should not be built on.
5. Traffic levels, already a major concern, would be unsustainable. Any traffic leaving this site would add to the congestion already experienced in Hook Lane, Pagham Road and Sefton Road. Beyond that the road To Chichester along Lower Pagham Road is already

extremely hazardous and heavily congested causing delays. The width of the road with respect to HGV articulated lorries going to the farms is already a concern, without extra traffic. This road is already dangerous for cyclists as well as motorists as Lower Pagham Road is either a B road or from the Royal Oak pub, unclassified. There have already been accidents and sadly fatalities, and that is without the extra volume of traffic that 350 homes would generate, let alone even higher levels of traffic if any of the other current large planning applications in the area were to be granted at a similar time.

6. The sustainability of these proposals is a major concern as they are not sustainable and would put even more strain on the infrastructure. To mention just schools and surgeries, it is not simply a case of building more schools and doctors' surgeries. Both schools and surgeries need to be staffed. During last year, Grove House Surgery in Pryors Lane which serves this area, were looking to appoint 4 more doctors to try and cope, and that was without extra patients that would be inevitable with further development. We all know how difficult it is proving to be to recruit doctors and teachers as well as other necessary professionals. Our schools, doctors' surgeries, dentists and hospitals are struggling to cope at the moment without further strain being extended to them.

For the above reasons, as well as many more, I would ask that this wholly inappropriate planning application be refused. We all know and appreciate that some housing needs to be built, but this application, together with others in the locality amounting to more than 1,000 homes is completely unsustainable. I believe 130 homes were originally stated by Pagham Parish Council. These planning applications are unacceptable, particularly at a time when the Neighbourhood Plan is still emerging.

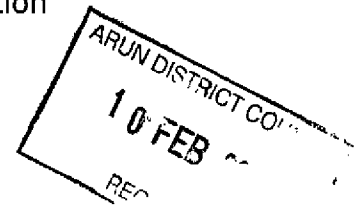


Matthew S. Tymon

77 Marshall Avenue
BOGNOR REGIS
West Sussex
PO21 2TR

8th February 2017

Assistant Director of Planning and Economic Regeneration
Planning Department
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF



Dear Sir/Madam

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Yours faithfully

A solid black rectangular box used to redact the signature of Tracey L. Tymon.

Tracey L. Tymon