

22 Millview Close Bognor Regis, PO21 3UF



P/6/17/OUT (Hook Lane)

20 February 2017



Sirs

With regard to the above mentioned inquiry. Do you realize that the site is prone to flooding in parts, would like to live there and have a soggy bottom?

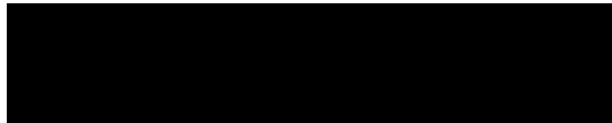
Getting serious though. Just think off the extra traffic, it is bad enough now, plus it is difficult to get a doctors/dentists appointment. Plus trying to get an appointment at St Richard's is nigh on impossible.

Do any of you on this inquiry live in this area? If you do, you know what is like at the moment.

I have just read about raw sewage being pumped into the Rife, Have you read the report on this in the local *Bognor Regis Post*. Perhaps when the tide is right, it might wash up on a beach near you.

Surely the whole plan is unsustainable. Think about this.

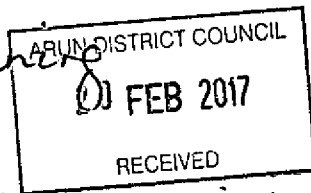
Yours



5, Oaktree Close,
Mill Farm,

Pagham,
PO21 3PN.

Asst. Director of Planning



Dear Sir

I wish to object most strongly to the planning application No. P/6/17/OUT (Hook Lane)

We on Mill Farm have 'bunds' which protect our homes from flooding at the moment but with all the planned building work, I worry that the 'bunds' will not hold.

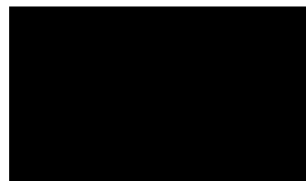
The traffic now is very heavy, and the roads will not be able to cope with all the extra traffic from all the proposed housing. At least 2 cars per home!

I worry about the infrastructure needed to cope with all the extra people - it's fine build new schools, surgeries etc. - but where do all the extra doctors, nurses, dentists + teachers come from?!

Why do you have to use green fields when you have places like Ford airfield!

What is proposed is totally unsustainable - and just think of the extra traffic noise and fumes!!!!

Yours faithfully

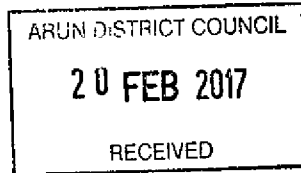


MRS. J.E. SMITH

5, Oaktree Close,
Mill Farm,

Pagham,
PO21 3PN.

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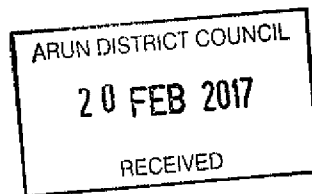
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MR. C.J. SMITH

Mr A Miller
20 Mill Farm Drive.
Pagham Road,
Pagham,
Nr. Bognor Regis.
P021 3PZ



17-1-17

Dear Planning dept;

I would like to object to the planning application P/6/17/OUT.

I have lived in near Hook Lane for over thirty years, and the field north of Hook Lane floods every winter, locals call it Hook Lake, The rain water comes off the field and onto Hook Lane and the houses there.

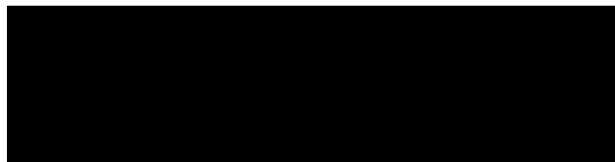
Also we were led to believe that the Hook Lane field is the mark of the Strategic Gap between Pagham and Chichester boundary, we were told it would never be built on. This obviously is no longer the case.

The road to Chichester is already a death trap. With the increase of Lorries from Barfoots, due to the farms expansion, and all the properties you intend to cram into this small village, this problem will only get worse.

The doctors and schools are full to capacity already, you have to book your illness in advance to be able to get a doctors appointment as it is.

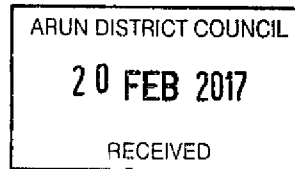
I do not believe this building program in Pagham is sustainable. Please stop swallowing up our village.

Yours faithfully,



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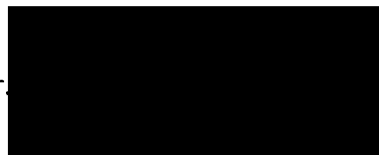
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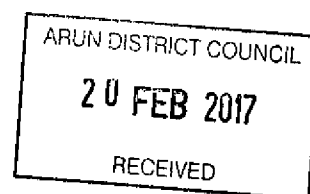
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Yours faithfully,

Mrs E Miller



**V E Greenaway
21 Barley Close
Pagham West Sussex PO21 3UQ**



17th February 2017

Ass Director of Planning
Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF

Dear Sir

Planning application: P/6/17/OUT (Hook Lane) 1st April

I would like to strongly object to the above planning application my reasons being:

it currently takes forever to get to Chichester along the Pagham Road either by car or bus due to the volume of traffic, especially heavy goods vehicles delivering or collecting from the farms along the Pagham Road, if I had an emergency I dread to think what would happen. I used to work at County Hall so I have personally experienced this.

During the Summer months we have the added considerable amount of traffic / holidaymakers visiting Church Farm Caravan Site.

I find it very difficult to get a doctors appointment unless I personally attend the surgery at 8.30am due to the amount of residents already living in Pagham / Rose Green, they are at capacity with no room for expansion. Pagham has a large amount of elderly residents, St Richards Hospital although an excellent hospital is under pressure due to the amount of patients requiring hospital treatment.

The school for the area is totally inadequate, I do not have children but I know of mothers who have one child at the Rose Green and another at Mundham, totally unacceptable due to the volume of traffic already travelling on the Pagham Road.

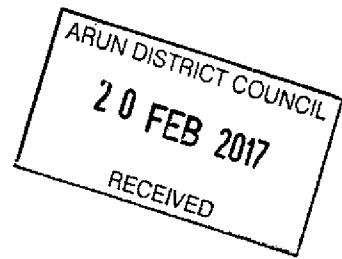
In my view another large development in Pagham would be unsustainable.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

V E Greenaway

1 BEECH CLOSE
MILL FARM ESTATE
PAGHAM
WEST SUSSEX
PO21 3FA



FRIDAY, 17 FEBRUARY 2017

HOUSING IN PAGHAM - OBJECTION TO P/6/17/OUT

Dear Mr Roberts,

I am writing to object to the proposed development as captioned above on behalf of me, my wife and the existing local community .

I am objecting in the strongest terms as the Council Planners have not considered the local views regarding the number of of homes etc. that are being planned overall, nor taking into account the impact it would have on our community.

This plan is proposing many homes plus other amenities, which sounds good but in reality is only a skin deep review of local needs.

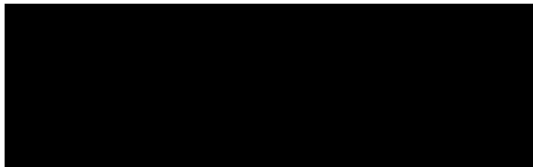
This is only one planning application out of many totalling up to 4,000 new homes for the area. I think you would agree that this far more than is required by central government plan.

This proposal is so far into the village that most if not all traffic created would be added to already over burdened road network as there are virtually no local jobs to support new people / families. Consequently most if not all extra traffic would be heading towards the A27 or station somewhere out of the area. The road network is already over crowded as evidenced by the number of juggernauts visiting nurseries etc. and the number of accidents. There are regularly vehicles in the ditches.

Apart from the road network there are the issues of school places, overcrowded doctor surgeries, dentists etc. That's not to take account of infrastructure issues like drains, ditches, possible flooding if yet more concrete is put down etc. I assure you the issues better than I do.

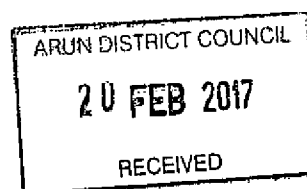
All in all I consider this to be a very poorly thought scheme and should not be allowed to proceed. I believe it to be unsustainable.

Yours faithfully

A large black rectangular box redacting the signature of Rod Bannister.

Rod Bannister

17A Church Way
Pagham
West Sussex
PO21 4QJ



Mr Karl Roberts
Director of Planning & Economic Regeneration
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
B17 5LF

16 February 2017

Dear Sir

PLANNING APPLICATION P/6/17/OUT

I refer to the above planning application and write to strongly object to this development being built in Pagham.

We moved to Pagham some 15 years ago with a view to having a stress free retirement. At that time the village was easy to access from the Pagham Road with little parking either side of the road into the village itself. The experience now is that every day there are problems in trying to navigate from the entrance into and along to the end of the village as there are so many cars parked either side of the road. My thoughts are that if this development goes ahead you will not be able to enter the area safely – I would liken the transition now as being on the “dodgems” – weaving in and out of the cars.

As an example, in recent months there were two large vehicles delivering to Tesco, another large vehicle delivering beer to the Inglenook and also a bus at the bus stop. Everything came to a standstill and it was chaotic. I can envisage this scenario as the norm if there are more cars coming in and out of the village. It is an accident waiting to happen! All this is happening in the quieter winter months.

The situation is much worse from March to November when Church Farm Holiday Village is open. The volume of traffic increases tremendously during this period. Building another 400 homes along this part of the Pagham Road, together with a school, is going to lead to more and more traffic in the area.

This aside, you have to address other very important issues:

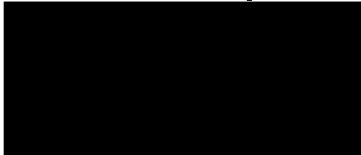
1. That you cannot get a doctor's appointment now without having to wait weeks. What will be the situation with further homes being built. We do not have enough doctors at the surgery - a situation that is cropping up all over the country. There is also the issue of how local hospitals will cope with another 1000+ people living in the village and

surrounding area.

2. The fields in the area already flood. If more homes are built where is the water going to go? Pagham is likely to become more and more prone to flooding.
3. It is said that we need more homes for young people. This is something that I would not disagree with. However, where are these young people going to get work? There is no large volume of work in Pagham or the surrounding areas for the number of people we are talking about. This means that anyone moving into the area will have to commute. Hence more and more traffic going through the village and this will lead to more and more congestion on the Pagham Road and the roads leading to the A27 which are already horrendous at peak times.
4. If a school is built on the Pagham Road site, we then encounter the "school run" situation which is already a problem in North Mundham when children are being ferried to school during the rush hour. Again, more and more cars coming into the village from the surrounding area. Also, what happens when these children attending the Primary School have to move onto Secondary School? Where will they be accommodated? Are the developers planning to build a Secondary School as well?
5. Now we move onto Sewerage. Is the sewerage plant in Summer Lane able to cope with all these planned development in the area? I would have serious doubts about this. Is there a plan to build a new sewerage plant? If so, where will be this located.

These are some of my thoughts on the Application which I would strongly recommend Arun Council to turn down.

Yours sincerely



J E Humphries

Mr. Rami S Holzman 4 The Green PAGHAM West Sussex PO21 4RZ

16 February 2017

Reference PLANNING APPLICATION - P/6/17/OUT

ARUN DISTRICT COUNCIL

20 FEB 2017

RECEIVED

Dear Sir/Madam

I wish to voice my concern and officially lodge my objection to the above proposed planning application in Hook Lane, Pagham.

I feel that the proposed building of a large number of residential dwellings on this site is objectionable for the following reasons -

This, along with several other planning applications including another large number planned under application P/140/16/OUT and P/134/16/OUT, would mean hundreds of new homes being constructed in an area that simply cannot sustain it.

TRAFFIC -

The current amount of traffic within the village is increasing and with that the dangers of traffic accidents and incidents involving cyclists and pedestrians not least the elderly, of which there is a large population, and children. The Lower Pagham Road is currently a B road and intended only for light traffic and as such not suited to the ever-growing lorries, vans and, cars travelling to and from Chichester and the surrounding areas. It is also a designated cycle path but riding on this road is extremely dangerous and results in tailbacks and congestion as the road is simply too narrow to allow for the safe passing of cars around cyclist. I am a keen cyclist but even though it is a stunningly beautiful ride I feel it is far too dangerous a route to cycle on.

A development of this size means the addition of hundreds of vehicles which will make our roads more likely to develop serious pot holes and damage which the local councils do not have the funds to repair or replace. With increased flooding and the addition of many more cars and vehicles our local roads are currently in a bad state of disrepair with large pot holes a danger to motor vehicle users and especially dangerous for our cyclists.

Will there be car parking facilities for all the additional vehicles in this development or will we be forced to bear witness to cars, vans and the like littering the roads? Cars and vans currently park part off and part on pavements as it is around here. Resulting in footpaths becoming impassable for wheelchair users like myself, pushchairs, and prams. The wheels resting on our grass verges make them unsightly.

FLOODING -

Over recent years Pagham has had ever increasing issues with flooding including the fields on which this site is proposed! I feel that it is inappropriate to construct homes on areas of high flooding which will only lead to misery for home owners in the years to come along with the prospect of higher home insurance and loss of personal possessions etc.

STRATEGIC GAP -

The proposed areas for development are in strategic gaps which in normal circumstances are designated NOT to be built on.

SUSTAINABILITY -

The size and placement of the development means an increase in population of this once small, peaceful seaside village, which will be unsustainable. Where are all these additional people going to work? If they can work, then this increases the amount of benefits needed to sustain them from an already over stretched local budget. There simply aren't the jobs, schools, dentists, doctors etc. in this area to sustain such an increase in population. It is unfair to the locals here who are currently struggling and for whom they may never be able to afford to purchase a home in the area in which they have lived for some time. To then see people bought in from London (as often happens when social housing is built) and for others who have no local ties to the area, to come and purchase homes is unfair.

AGRICULTURE -

The fields in this area are some of the best agriculturally in the country due to the excellent soil quality and light; and have provided prime vegetables and fruit for the country for many years. They provide employment opportunities for many in this area and the loss of these fields will reduce employment and the provision of excellent quality, home grown produce. As we enter a period of great uncertainty with our exit from Europe we should be conserving our Grade 2 farmland. Once these fields are gone we will have less and less ground on which to grow food and provide UK grown produce.

SCHOOLS -

Nationally there is a shortage of space in our schools. Whilst there are plans to construct primary schools there are no plans to construct secondary schools. How would the education department in this area cope with an increase in children needing primary, secondary, and further education facilities with such a large number of houses?

DOCTORS -

There is a shortage of doctors in this area at present and this is unlikely to improve in the future. This results in patients either facing weeks to get an appointment, not visiting a doctor or worse, clogging up the local hospitals Accident and Emergency departments with routine or minor issues which should be dealt with at a local level by a General Practitioner. I am a disabled woman facing an uncertain future with several chronic health conditions, it is almost impossible to get an appointment and so I often do not visit my doctor when I should. With no provision for new GP surgeries in these plans where are all these hundreds or thousands of people going to register for GP services? How long will the waiting times increase before we will be able to get a GP appointment? This area has a large number of elderly people which means that services are already stretched. I feel that it is ethically wrong to place an increased burden on our already overstretched GP services in this area when better solutions are available.

DENTISTS -

There are currently no NHS dentists in this area that have available space for new patients. Where might these people register to see a dentist? Or are we to see people living in agony with dental problems or worse there appearing at A & E departments again clogging up our local hospitals?

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WILDLIFE -

Pagham has a great deal of wildlife of which we should be protecting for ourselves and future generations. Including rare birds especially those at the RSPB nature reserve. Birds, animals, and insects contribute to the mental wellbeing of residents and contribute to the farmlands and to better air quality. The impact on the local environment will be huge, there appears to have been little or no thought to our wildlife or the impact many months of building work will doubtless cause.

The proposed site on prime grade 2 agricultural land means the destruction FOREVER of land which we need to grow produce to feed our families now and in the future for our children and their children. Once this has been built upon we will have lost that resource FOREVER.

The use of Brown Field sites to construct such large developments makes better financial, ecological, and sustainable sense. One such site is the disused airfield in Ford which has laid empty for many years. This site has the potential to sustain a large number of residential homes along with the essential infrastructure such as a doctor's surgery, schools, shops, and open spaces that create harmonious towns and villages. This leaves areas such as Pagham to continue to be wildlife havens, with less strain on their local resources and less strain on local councils as the roads are constructed by developers and no expensive reconstruction and maintenance would be needed to bring our local roads up to the necessary standard to withstand the increased traffic volumes which will be seen if this plan (and others like it) is approved.

I find it extremely upsetting that the council has not seen fit to put in place a proposal for forward planning of developments in this area to protect us from an ever-increasing number of developments which look likely to swallow up our small communities and turn us into nothing more than one continuous housing estate with no land on which to grow fruit and vegetables and no clean air with which to breath.

Whilst I understand that a certain amount of new homes must be built, I believe that this number was originally staged as 130 homes by the PPC. The numbers required in this area do not fit with the numbers needed. There are approximately 12 families on the waiting list for homes in this area meaning that the vast majority of people moving here are not going to be from this area. There appears to be no provision to enable local families to purchase homes at a reduced rate (as is done in other areas of the country and indeed in other local villages) thus allowing people who have grown up here to remain here should they wish to. It is likely that the vast majority of these homes will be large dwellings or so expensive as to be prohibitive to locals purchasing them with salaries required to purchase the smallest of those planned needing to be around £40,000 per annum. This leads me to believe that these properties will be purchased by wealthy outsiders who will either use them as holiday homes, work in cities away from here and thus will not be supporting our local economy or be snapped up by wealthy investors who will charge high rents, again which our local community may not be able to afford.

With fewer fields there will be fewer jobs.

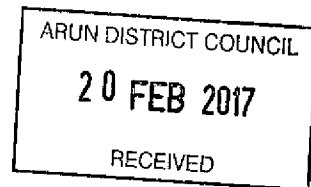
The council needs to look at the entire picture and be advising developers of other sites, such as those outside of the South where land is expensive and growing increasingly scarce due to over development, and ensuring that the needs and wishes of those that elected them are being taken into consideration. Once those fields are gone - they are GONE!

Thank you for taking the time to read this letter I understand that it is a difficult decision to make.



RAMI HOLZMAN

16 February 2017



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A development of this size means the addition of hundreds of vehicles which will make our roads more likely to develop serious pot holes and damage which the local councils do not have the funds to repair or replace. With increased flooding and the addition of many more cars and vehicles our local roads are currently in a bad state of disrepair with large pot holes a danger to motor vehicle users and especially dangerous for our cyclists.

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Whilst I understand that a certain amount of new homes must be built, I believe that this number was originally staged as 130 homes by the PPC. The numbers required in this area do not fit with the numbers needed. There are approximately 12 families on the waiting list for homes in this area meaning that the vast majority of people moving here are not going to be from this area. There appears to be no provision to enable local families to purchase homes at a reduced rate (as is done in other areas of the country and indeed in other local villages) thus allowing people who have grown up here to remain here should they wish to. It is likely that the vast majority of these homes will be large dwellings or so expensive as to be prohibitive to locals purchasing them with salaries required to purchase the smallest of those planned needing to be around £40,000 per annum. This leads me to believe that these properties will be purchased by wealthy outsiders who will either use them as holiday homes, work in cities away from here and thus will not be supporting our local economy or be snapped up by wealthy investors who will charge high rents, again which our local community may not be able to afford.

With fewer fields there will be fewer jobs.

The council needs to look at the entire picture and be advising developers of other sites, such as those outside of the South where land is expensive and growing increasingly scarce due to over development, and ensuring that the needs and wishes of those that elected them are being taken into consideration. Once those fields are gone - they are GONE!

Thank you for taking the time to read this. I understand that it is a difficult decision to make.

HOLZMAN