





Sent: 20 February 2017 20:49

To: Planning

Subject: P/6/17/OUT

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Land North of Hook Lane Pagham

My objections to the proposed development are as follows;

Loss of agricultural land and jobs

The fields are currently productive food producing acres. With the recent shortage of foreign vegetables and the subsequent price increase that made the national headlines, the UK needs to retain and maintain fields such as these, or the public will be facing more shortages and higher prices.

The people who are currently employed working on these fields will have to find alternative employment, which in local agriculture, will be difficult as there will be fewer food producers.

Employers and producers such as Barfoots who currently rent these fields will be forced to buy in from Europe, meaning more traffic on the Pagham Road to their distribution centre, a road that was not built to carry an increasing number of articulated lorries. Interestingly some of the fuel for the anaerobic digesters run by Barfoots and located off the Pagham Road, is grown in the fields proposed for development. These digesters will then be fuelled by produce brought in by yet more articulated traffic, increasing the carbon footprint for a form of energy that is supposed to be green and therefore encouraged.

Traffic

The junction of Sefter Road and Pagham Road is already difficult. Barfoots have recently had to remove a section of hedgerow to try to improve safety by increasing visibility. They had also felt it necessary for their employees safety to put a footpath on their land from opposite the bus stop to save them walking along a dangerous road. Crossing the road still remains a danger, a situation that will only worsen with increased traffic. The same situation arises at the bus stop on the corner of Hook Lane and Pagham Road, a bus stop used by a significant number of elderly residents that have to cross Pagham Road.

The proposed speed humps in Hook lane would divert more traffic to Sefter Road junction where there is no proposal for improving safety or traffic flow.

Ultimately this increased traffic will converge on one of several junctions with the A27, none of which currently cope adequately with rush hour traffic, and again, there are no plans to improve these.

Cycling is already dangerous along the Pagham Road into Chichester and the proposed plans make no provision for improving cyclist safety, so yet again, more motorised traffic will appear as less people cycle.

Drainage

The Hook Lane field floods in areas every winter. We joke about the Hook Lane Duck pond, but the ducks love it. Its not many years ago that we had serious flooding issues around Hook Lane and Pagham Road. Increasing the density of

houses and concreting over land that can drain flood water, will inevitably lead to future flooding with out the investment in significant preventative measures.

The local water treatment plant is at capacity and it has been reported that on occasions has had to be allowed to overflow into water draining into Pagham Harbour, a local RSPB nature reserve and an area of sea used for watersports.

Appearance of the proposed site

The original concept plan for the site as proposed by Hallam (as found on their application) shows a very different development to the final picture. Less density of housing , more central greenspace. It would appear that greed has outweighed thoughtfulness.

The proposed height of the new houses is out of keeping with the majority of local houses and visually would not blend in. The density of housing is more than the existing houses, so again it would not be in keeping.

Hook Lane is the first residential road when approaching from Chichester, building on the Hook Lane field would completely alter the character of Pagham, very visibly extending its boundary and diminishing its designation as a village.

Views

The view of the southdowns from Hook lane is unobstructed , a view enjoyed by everyone travelling along it and resident here. The three historic buildings in Hook Lane (Nos 46,56 & 58), as mentioned in the Pagham design statement as being of special character, have enjoyed this view for over 200 years. No consideration has been given to this heritage in the proposed design. The Chestnuts bench opposite these historic houses is apparently going to be moved to a mound the far side of the new estate with views of the Southdowns. It is currently accessible by and used by many, the proposal will limit its use to a few. The Chestnuts it would appear have not been consulted about this. When approaching Pagham from Chichester, there is a clear view across the fields to Hook Lane, a view that has been missed from the view points plan, this will be irrevocably changed by a deveopement in Hook Lane field.

For many of the reasons I have mentioned the proposed development is in my opinion unsustainable

Lisa Robinson 46 Hook Lane Pagham, PO21 3PD

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