



From: Sarah Freeman Smith [REDACTED]
Sent: 20 February 2017 22:32
To: Planning
Subject: P/6/17/OUT - Planning OBJECTION

42 Hook Lane
Rose Green
Bognor Regis
West Sussex
PO21 3PB

Dear Sir

Re: Planning Application P/6/OUT - Hook Lane - OBJECTION

As I type I am admiring an amazing sunset over the farmland opposite me in Hook Lane, where, on a clear day, I enjoy fabulous views of the Downs including Goodwood Racecourse, Goodwood House, Halnaker Windmill and Chichester Cathedral.

I purchased this property some 15 years ago for it's position and location.

Location is everything. My requirements were for a property that was in a quiet area, had an open rural outlook with good views, not close to a school and not on a busy road.

I found this property after much searching on a limited budget.

I was told that the field opposite formed part of the Strategic Gap between Bognor and Chichester and for that reason would not be built on.

I am now faced with losing EVERY one of the requirements I have worked hard for to achieve.

It sickens me to read the developers waffle saying they will provide 'A scheme which draws upon Pagham's distinctive characteristics to create an appealing place to live' with 'open space provision' and a 'viewing mound providing views to the downs'!

In case anyone hadn't noticed, we currently have an appealing place to live with amazing open space and magnificent views of the Downs.

The loss of this high grade farmland would be a travesty. It is prone to flooding and many residents in Hook Lane have been affected. This issue will get worse as there is nowhere for the water to go.

Wildlife will be severely affected. This is a habitat for large numbers of Common Lizards and there is evidence of the endangered Water Vole in the vicinity, not to mention species of birds requiring protection and significant numbers of bats.

The developers refer to 'new habitat creation' and an existing watercourse being made 'more naturalistic in appearance'. What can be more 'natural' than leaving it as is and what is this 'habitat creation' for? The wildlife living here, lives here because the habitat suits them.

Light pollution will have a detrimental affect on the bats in particular, as it will on residents.

Dog walkers will have to start driving out to suitable walking places, increasing both traffic on the roads and air pollution as our countryside is covered with bricks and mortar.

The traffic on the B2166 and Vinnetrow Road is already a huge problem with regular queues to and from Chichester making life a misery for commuters and a risky journey for cyclists. The road is unlit and undulating with numerous bends therefore making passing cyclists safely, difficult. With the additional vehicles frequenting the Barfoots site and the farm vehicles and seasonal holiday traffic already to contend with, development in Pagham at the level suggested will only serve to exacerbate this problem to an impossible degree.

With a school and nursery proposed, with a pedestrian access from Hook Lane, this road will become a car park, creating noise and disturbance to residents. People will always take the easy option to avoid parking congestion which is inevitable in a development of 300 houses as there is NEVER ample parking provision. They will therefore park 'just outside' on Hook Lane. Currently it is rare that vehicles park on Hook Lane, except when the Scouts put on their annual firework display and we hold the Pagham Pram race on Boxing Day.

I also note the traffic calming 'Table Top ramp' proposed for outside my house which will cause vehicle headlights to shine up through my windows with the sound of the slowing of the engine and then the increased noise as the vehicles then pick up speed.

I cannot see a single benefit that developing this site will bring, having chosen to live here for the reasons I did. To the contrary, I will end up living in a location that I wouldn't even consider if I was looking for a property now.

If there aren't enough school places, increase the size of Rose Green School and don't build more houses and bring more people into the area!

Equally, why put more pressure on an already struggling health service?

It makes no sense. To build here is simply unsustainable and to grant planning would be showing a total disregard for the views of innumerable residents of Pagham, Rose Green and Aldwick.

I might add that out of interest, I have perused what must be several hundred 'comments' letters relating to the proposed developments in Hook Lane, Sefter Road and Summer Lane and I have yet to find one that isn't

a letter of 'OBJECTION'. Is there any way of sorting them to enable me to read the ones from residents in favour?

Yours faithfully
Sarah Freeman Smith