



Proposed Housing Development on Land Adjacent to Hook Lane Pagham

Hallam Land Management, Planning Ref: P/6/17/OUT

Dear Sir/Madam

I write with concern regarding the above proposed development. We are once again faced with the same issues ; Development density, Drainage, Roads, Schools , Surgeries etc that were relevant back in 1999 when a previous proposal for development was turned down following a successful appeal .

The proposed development plot is Grade 2 agricultural land which has been effectively farmed over the past 20+ years by Barfoot's of Botley. The land acts as a natural sponge during periods of heavy rain and during times of exceptional rain 'run off' from the field, floods a section of the road in Hook Lane.

The proposed density of development would only make the likelihood of this problem more frequent due to the percentage of hard surface that development necessitates.

Added to the above there would be the additional volume of traffic in the locality. I travel to work daily along the road out of Pagham, the busiest unclassified road which eventually meets the B2166 at the Royal Oak making it even busier. This road is both challenging and very congested at all times due to cars, lorries, cyclist and agricultural traffic. The road is inadequate now and additional traffic will only exasperate the problem, resulting in further accidents on an already accident prone road. The large lorries using the road are so wide and long that when manoeuvring the many bends they often cross the white line, putting oncoming cars in a very precarious position. This road, as proved in the last major application for development at Hook Lane is at its limit and cannot take an increased volume of additional traffic.

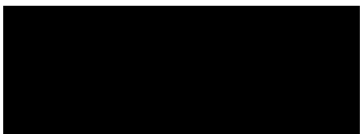
The proposal to include for a new school, care home and surgery are fine but these will not help during the long period

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of development when overloaded existing provisions, which are struggling to meet the present needs, will be overwhelm. From Hook Lane you also have one of the most profound historical panoramic views of the South Downs , from the Kingley Vale in the west to Houghton Forrest at Whiteways in the east. Its jewel in the crown is its central view of

Chichester Cathedral and although no one has right to a view, **this is no ordinary view.**

In my view nothing has changed in the past 16 years since the previous development application for Hook Lane was rejected. There was no compelling need then and there is no compelling need now, if any need it is for affordable/rentable homes. The proposed development is not sustainable, the vast majority of future households would have to travel for work necessitating the use of a car as public transport is infrequent and not practical. All in all the negatives still outweigh the positives.



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