

Assistant Director of Planning
and Economic Regeneration
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5FL



Mrs Carol-Anne Pocock
11 Church Lane, Pagham,
West Sussex
PO21 4NS

22nd February 2017

Hook Lane Development P/6/17/OUT

Dear Sir,

I object to the above planning for the same reason it was refused a few years ago. This is prime agricultural land and despite Wimpy's buying the land in the 1960's it has remained as excellent crop growing land.

It is with great concern that all these areas of planned building are keen to stress that the sewage works can cope. Southern water states that over the past 6 years they have had to discharge raw sewage into Pagham harbour 55 times. The RSPB would have something to say with a thousand plus more homes having their

sewage sent to the same station that can't cope now and how much more raw sewage will get discharged?

Another concern is the "Sweetners" of a school and care home on the Hook Lane site. Up at West Lavington building has gone ahead but all the promised extra's of a school etc have been totally washed over and all that has been built is houses.

Why are these developments full of 3-5 bedroom houses, costing £300,000 upwards to £500,000 plus, in an area of no employment and a prime area for retirement? People cannot afford these prices and need bungalows. I have not spied one bungalow in any plan that the developers have produced. The geology of the area with clay will not hold up to all this building in such concentrated form so bungalows would at least alleviate the pressure on the clay and at least allow more ground for rain water to soak into. Not this supposed "permeable concrete". No one wants a concrete city in Pagham and certainly not filling in the strategic gap land. There will be no green countryside left at this rate.

This is a village which can sustain the population as it stands. Flood it with these housing estates and the whole infrastructure will collapse.

Roads are already breaking under the strain and all this emphasis on pedestrian and cycle links within these estates but where are they linked to? Pagham road is a death trap and there is no room for a cycle track. One cyclist alone creates a massive tailback on that road. So all this, "encouragingly sounding great schemes" are impossible to work in reality. Where are all these people going to walk and cycle to? Certainly not to work, as there is no work locally. Thus we are back to over a 1000 more cars on the road.

All these issues of sustainability are not being addressed first. Until we have any new infrastructure in place than no planning permission should be granted.

As Arun has been named as having no correct plan for the future it seems that any green belt and farm land is not safe from this adhoc behaviour from the councillors. Please listen to our local councillors who do have their fingers on the pulse as to the way forward.



Mrs Carol-Anne Pocock