

MRS DIANE DENNIS
102B NYETIMBER LANE
BOGNOR REGIS
PO21 3HL



8/3/2017

Dear Sir,

Re Planning Applications:

P/134/16/OUT (SEFTER ROAD)	1 st APRIL
P/140/16/OUT (PAGHAM ROAD)	1 st APRIL
P/6/17/OUT (HOOK LANE)	1 st APRIL

I am writing to register my strong objections to the above planning applications.

The proposal of building 1330 houses on prime greenfield, highly fertile sites is unsustainable for many reasons, some of which I have listed below.

- ① Having long term connections with Aldwick and Pagham Scout Group at Setts Road, the young people would suffer a serious loss of amenities. The fields around the hut provide safe places for walks and outdoor games, away from traffic hazards. The group needs its own hut to store bulky equipment for camping and water-sports.
- ② Bognor Post has recently uncovered the existing problem with disposing of raw sewage at certain times. The plant in Summer Lane cannot cope now and Southern Water admits massed but untreated raw sewage is released into Pagham Harbour. The situation would be unsustainable should these new houses be added to the pressure on an already creaking system of sewage treatment.
- ③ At certain times of the year notices are put out on our beaches to warn bathers of poor water quality. The effect on tourism would be catastrophic if "poor water" became the 'norm' because of increased sewage filtering across from Pagham to Bognor Beaches.
- ④ The effect on wildlife if water quality in Pagham Harbour is more polluted regularly.
- ⑤ Travel to Chichester is already horrendous. Thousands more cars on the narrow winding road with the minimal onlay proposed by Arun DC for infrastructure improvements will cause gridlock.

- ⑥ The soil quality on the proposed sites is of a very exceptionally high standard of fertility. These fields should remain in use for food production. Precious "green belt" areas must remain intact and buildings put on brown-field sites. i.e. Ford Airfield and similar sites.
- ⑦ I have seen the sites in question lying completely submerged by winter rain flood water. 1330 houses with the subsequent "run-off" issues would seriously add to flooding on these low-lying areas.
- ⑧ Additional ^{pressure} on our already overloaded doctors, dentists, schools and hospitals.
- ⑨ Lack of employment opportunities in the area. People born in the area who wish to buy housing are already struggling because of high prices and low wages. Where will the additional employment opportunities come from for families living in these proposed 1330 houses. Most jobs locally are in the service industry or agriculture, with little manufacturing in the surrounding area.

Building 1330 houses on the above sites is UNSUSTAINABLE and I totally object to all three planning applications listed above.

Yours faithfully,

[Redacted Signature]

12 Oaktree Close
Mill Farm Estate, Pagham,
Bognor Regis PO21 3PN.

March 8th 2017.

Assistant Director of Planning and
Economic Regeneration.
Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF.

Ref: Objections to Planning Applications for:

P134/16/OUT

P/140/16/OUT

P/6/17/OUT



Dear Sir,

We all appreciate the need for increased housing stock in the UK, however all three of the proposed developments in the Pagham area appear to have alarming flaws in their conception.

Pagham village is a small rural community served by narrow country roads with very poor access to the A27. The proposal to add over a thousand new homes will completely overwhelm the infrastructure.

Employment opportunities

Developments such as those proposed are usually taken up by young families who will need schools, nurseries, medical facilities and places of employment. There are no large scale job opportunities in this area, which implies that people will have to travel to either East or West on the A27 to find employment.

Even with the present population, entrance into the A27 traffic stream can take **several minutes per car**. *(Even with recently noted proposed changes, this will be a minimal help)*

Young families will have at least one car per family, possibly two, so we could be faced with more than 1,000 extra commuter cars on minor country roads, trying to feed into the traffic stream onto the A27.

Destruction of Quality Farmland/Flood Plain

All the proposed developments require prime farmland to be covered in concrete and asphalt. This is already recognised as a serious flood plain, and the extra run off can only exacerbate the situation to the detriment of existing homes and businesses, which are already threatened annually.

Without massive changes to the roads and drainage conditions in the area the prospect of serious flood damage is inevitable.

Medical Facilities

The present medical facilities appear to be massively strained already, with staff shortages and really heavy patient lists. The present waiting time to see a doctor is virtually untenable as unless you are in excruciating pain, or a really serious emergency the normal waiting time is 2 weeks to see a GP. *Waiting times for specialist referrals, eyesight or physical disability can be up to 18 weeks in this area!*

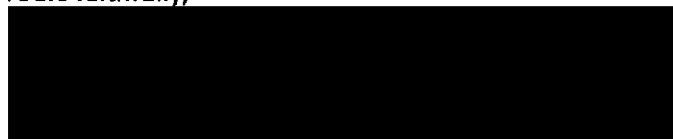
Any development in this area will need to include a fully modern medical Trust facility to serve the increased population numbers. Has any provision been mentioned for this?

It does appear that the plans will increase the current housing stock by at least 30%

All large scale developments need to be complete entities, you not only have to provide housing, you also have to provide services, (Drainage! Schools, jobs, medical services, shops with sufficient parking spaces, and the ability to move vehicles through and out of the area). None of these services seem to have been included in the published plans and the whole matter looks to those of us who live in the Pagham area as being totally unviable, unsustainable and unbearable.

Simply put, I have no choice but to object to all three of the planned developments at this time.

Yours faithfully,

A large black rectangular box redacting the signature of Margaret E. Forster.

Margaret E. Forster

QUESTIONS

Has anyone consulted the Water Management Authorities? Pagham has beach erosion and an almost annual flooding history.

Has anyone looked into the probabilities of finding qualified staff for an additional Medical Service? Our present services are stretched to breaking point already.

When is there going to be a realistic provision for traffic entering the A27 from the Pagham area. Traffic currently backs up for nearly two miles during commuter time, trying to get out onto the A27 at Vinnetrov Roundabout.



80 Harbour View Road
Pagham
West Sussex
PO21 4RH
9.3.17

Ref: P/134/16/OUT (Sefter Rd.)
P/140/16/OUT (Pagham Rd)
P/6/17/OUT (Hook Lane)

Dear Sir/Madam

I am writing to object to the above planning applications and wish you to take into account the following points:

1. We live in an area with some of the best farming soil in the country. As a country we produce less than 60% of what we need; with the recent Brexit vote it is even more important to maintain our own agriculture should the need arise to become more self-sufficient. Once built on, the land you propose to use cannot be returned to farm land.
2. Flooding – apart from the yet to be resolved on-going coastal risk at Pagham and Aldwick, heavy rainfall affects the fields on these sites. Houses built here mean there would not be any run – off and, in circumstances such as June 2012, cause severe flooding.
3. The sewage system for Pagham, located in Summer Lane, cannot cope with the present amount of houses. It has been reported recently that raw sewage is being discharged into the Pagham Nature Reserve on average once every 5 weeks at present. The harbour is home to several breeds of bird with red and amber conservation priority.
4. The roads in this area are already crowded and to add another 1,300 + houses, with the cars this amount of development would bring, would be unsustainable. Travelling between Pagham and Chichester or Bognor Regis at 'rush hour' involves queueing on the best of days – when road works are introduced (as recently, outside Runcton Farm Shop) a 5 mile journey becomes an hour plus trek, with queues stretching back to the A27 and also affecting the traffic on that road.

The Primary School at Mundham is subjected to excessive amounts of fumes from the cars travelling, and queueing, outside it. Many cyclists also uses the route to Chichester and a cycle path is desperately needed whether or not any developments go ahead as it creates a danger to both cyclists and motorists on a small country lane. However the plans submitted for this option do not appear to be conclusive either.

The cancelling of the A27 planned improvements with absolutely no prospect of anything being re-instated makes travel south of this road particularly invidious during the busy Summer months and Pagham is of course known for its tourism, namely at Church Farm. Again the word 'unsustainable' comes to mind.

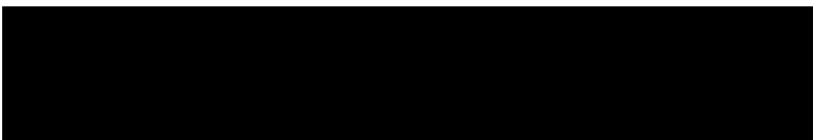
5. Infrastructure.

- a. Doctors surgery – there may be one due to be built, but the one we have copes admirably whilst struggling to fill their GP vacancies at present.
- b. Schools – one of the developments states that a Primary School is to be built but the Secondary schools in the area are full so where do the children go at 11? Also, there is a national shortage of teachers – including retaining those that have trained.
- c. Hospitals – as in common with all NHS hospitals, St Richards is working at or near capacity much of the time. Is it not important to review this before introducing extra housing to the area?

6. Where will the work come from for the people moving to these houses? Pagham itself does not provide a lot of employment, so any dwellers would need to travel outside the area to work. The housing developments themselves are also unlikely to provide work for local trades, as the builders will have their own work force to employ.

In conclusion, I respectfully request that you consider my opinion that this project is unsustainable, both from an economic and an environmental perspective.

Yours faithfully,



J . L . RICHARDSON



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Peter G Forster

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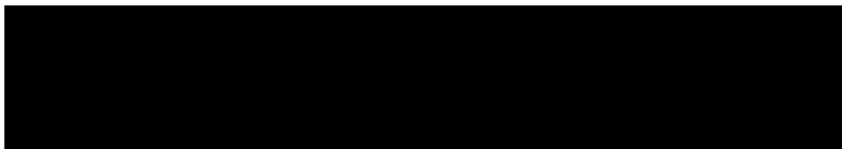
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T. A. RICHARDSON

5 SEA WAY

PAGHAM BOGNOR REGIS

W-SUSSEX PO 21 4UF.

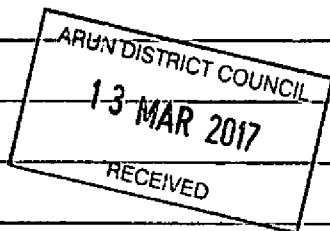
8TH MARCH 2017.

ASST. DIRECTOR OF PLANNING

ARUN CIVIC CENTRE

MALTRAVERS ROAD

LITTLEHAMPTON BN17 5LF.



DEAR SIR

Ref: P/134/16/OUT (SEPTER Rd) P/140/16/OUT (PAGHAM P)
P/6/17/OUT (HOOK LANE)

I AM WAITING TO OBJECT TO THE BUILDING OF 1330 PLUS
HOUSES ON OUR ARABLE GREENFIELD SITES. IT IS UNSUSTAINABLE
AS WE HAVE ENOUGH DIFFICULTY GETTING APPOINTMENTS WITH
DOCTORS & DENTISTS NOW AND PLACES IN SCHOOLS OF OUR CHOICE
WILL BE EVEN MORE DIFFICULT TO GET. THE ROAD INTO
PAGHAM IS BUSY ENOUGH WITHOUT ADDING MORE VEHICLES & IT
IS POSSIBLE WE COULD SEE UP TO 5000 EXTRA VEHICLES
PARKED ON NEW ESTATES. I APPEAL TO YOU TO GIVE THESE
PROPOSALS VERY SERIOUS THOUGHT BEFORE ALLOWING THESE
DEVELOPMENTS.

YOURS FAITHFULLY,

NORMAN WEST.

