

From: LAWRENCE TEBBS [REDACTED]
Sent: 26 March 2017 20:55
To: Planning
Subject: Hook Lane Planning Application P/6/17/OUT

L.Tebbs
52 Hook
Lane
24th 2017
Rose Green
Bognor Regis
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PO21 3PD

March

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

F.A.O Mr D Innes Case Officer.

Dear Sir,

Reference . P/6/17/OUT

I write in connection with the above planning application. I know the site and the surrounding area well. I have studied the plans and I wish to object strongly to the development of this great number of houses in this location on the following grounds

When this land was the subject of a planning application previously It was decided that it was an important part of the strategic gap between Chichester and Pagham/Bognor Regis. With the granting of Barfoots planning applications for Sefter Farm involving increased warehousing and a large area of greenhouses adjacent to Pagham Road it would appear to be even more important to leave the site as open farmland.

During recent sustained periods of heavy rain there has been flooding on Pagham Road and Sefter Road where the watercourse passes under them both. The plans for the site show large areas of roads and hardstanding. These would cause a large extra volume of water to enter the drainage ditches before entering the rife to the west of the site. If the rife could not cope with the water from the farmland how is it going to cope with the water from this site and with extra water that could flow from the site in Sefter Road if that is approved.

The application has been submitted for profit for those involved not because there is a need in Pagham for this number of houses. The proposed development is not in line with Pagham Neighbourhood plan which states

that new developments should promote local living. There are few employment opportunities in the immediate area for prospective purchasers of expensive houses. The size of the development is unsustainable with local services such as Doctors Surgeries already overstretched. The plans show land for a school, care home etc but these are not funded by the developer and if not taken up even more homes would be built.

Pagham's location means that all routes into the village are concentrated into a little more than a quarter circle, with only a few routes available for people to use. The proposed number of houses will generate a huge increase in the traffic movements on an already overcrowded local road system. There are always problems on the main access Pagham Road which has been and still is a country lane. The numerous accidents and holdups that occur proving that it is not suitable for the amount of traffic it carries now. The rapidly expanding amount of traffic to and from Barfoot's adds to the problems. Pagham Road was declared the most dangerous C Road in the county in 2012. The traffic on it has grown considerably since then. With no sign of improvements to the A27 being agreed there must be a tough stance taken in rejecting large scale, out of character development.

The land that is the subject of the application is good agricultural land which should not be lost under buildings. There is always a demand for fertile land such as this within the agricultural community. It should be remembered that the arable land in the area is amongst the best in the country. The loss of any area of your best resource has got to be important. It is not sustainable to go on burying it under concrete at the whim of money hungry developers. Development of low lying land such as this brings an increased risk of flooding to the whole locality.

Because of the flooding risk, the proximity of the site to Pagham Harbour, and the natural slope of the land and roads towards the harbour there must be a risk of polluting the harbour. The developer states that foul water would go to the Pagham treatment works. We have heard in the past that this is already working at full capacity and that raw sewage is dumped into the river frequently. A breakdown, overflow or other mishap could cause immense damage to the harbour environment. The local surface water drains can be seen bubbling up from manholes etc quite often in periods of wet weather, developments such as this will greatly exacerbate the situation.

I notice that the application makes a point of the views to the downs that will be available while pointedly obstructing other current residents' views by creating a giant molehill and bragging that it is for the benefit of the community that they are doing it. I disagree.

Yours faithfully
Lawrence Tebbs