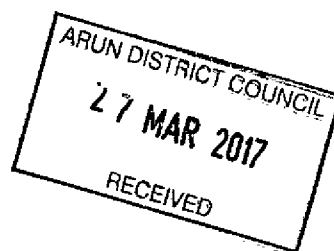


Christopher Hickey
17 Hechle Wood, Bognor Regis, West Sussex PO21 3TL

To:

Assoc. Director Planning and Economic Regeneration
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF



Sunday, 19 March 2017

Reference: **Planning Objections of the following:**
 P/134/16/OUT (SEFTER ROAD)
 P/140/16/OUT (PAGHAM ROAD)
 P/6/17/OUT (HOOK LANE)

I would like to raise my objection to the planning applications P/134/16/OUT for Sefter Road, P/140/16/OUT for Pagham Road and P/6/17/OUT for Hook Lane. In my opinion, these three applications are unsustainable on the following basis:

- **Flooding.** This area is already prone to flooding, not just the farming fields but also runoff onto the roads. Adding more concrete to the already heavily loaded water table will bring flooding and misery to the existing nearby housing estates. I would like to highlight the fact that our garden was severely flooded in 2012 (see photo below). Following further development in the area, will it be my house that's flooded next time?
- **Traffic.** Already my daily commute to Chichester via Lower Bognor Road, Pagham Road & Lagness Road is constantly interrupted with heavy traffic, backing up from the A27 to the Vinnetrow / Lagness Road roundabout. Bringing more homes to the Pagham area will undoubtedly increase the number of morning (and evening) Chichester commuters. Furthermore, there are many cycling commuters and for them, this road is very dangerous. Due to the winding nature of the road and lack of safe overtaking opportunities, frequently cyclist cause long tailbacks and frustration for the drivers, I fear more traffic will at some stage lead to the death of cyclists. None of these developments should proceed until there's a major upgrade to the roads.
- **Employment:** There is a lack of job opportunities in the Bognor Regis area. I know this being an employer and business owner (Actuated Solutions Ltd, Unit 9 Evans Place, Durban Road, Bognor). Recently we advertised for a new staff member, within 2 days of posting the application we had 110 applicants, most of whom were unemployed. So yes, it's great for an employer; but how can you seriously consider so many new homes (again I'm referring to the all three planning applications) and attracting more people into the area when there isn't enough jobs to support them?

Christopher Hickey

17 Hechle Wood, Bognor Regis , West Sussex PO21 3TL

Email: chris@actuated-solutions.co.uk

- Public Services: Services are already struggling in this area. This is an age of austerity; as a service provider you (ADC) know this better than anyone else. My Council Tax bill has increased 3.9% this year, the Business Rates my company pay have increased by 11.5% . I am very unhappy about these stealth taxes, but at least they will be spent on local services. But please do not attract more people into the area and risk further degradation of our public services. I'm sure you can produce some calculations extolling the benefits of more people = more council tax = better funding. But would this increased funding, in the long term, pay for all the resources (doctors, nurses, police, fire brigade, teachers) required to service such a significant increase in the local population?

I seek your assurance that these three applications will be considered together rather than individually, with due care and attention applied to the impact on the local environment and population. To consider ANY of these applications individually, in my opinion, would be a dereliction of your duties.

I await your comments on the subjects and concerns mentioned above.

Ch





**5 Willowhale Avenue Aldwick
Bognor Regis West Sussex PO21 4AU**

23 March 2017

Deputy Director of Planning &
Economic Regeneration
Civic Centre
Arun District Council
Maltravers Road
LITTLEHAMPTON
BN17 5LF



Dear Sir

Proposed Developments:
P/134/16OUT (Sefter Road)
P/140/16/OUT (Pagham Road)
P/6/17/OUT (Hook Lane)

I refer to my previous letter of 4 May 2016 objecting to the proposed development at Sefter Road and wish to raise objections to the proposed further developments at Pagham Road and Hook Lane. My objections are as before.

I trust these current applications will be refused on the following grounds:

1. This area is a flood plain and Sefter Road, Pagham Road and Hook Lane and the surrounding area is already prone to flooding.
2. The area is clay soil which does not drain quickly. If we are to experience more dramatic weather patterns with higher rainfall (as predicted by Climatologists) then development of these sites will increase the likelihood of flooding in the whole area, putting existing homes around the sites and the general area at greater risk. Recent rainfall has resulted in much surface water on roads, farmland and gardens, including my own.
3. Taylor Wimpey staff confirmed there would be ponds on the Sefter Road site to catch excessive rainfall which would then drain away naturally. We cannot see how this would prevent flooding to homes further into Aldwick as Sefter Road rises as it joins Pagham Road and any excess water would drain towards the shopping area and beyond. We have known this area to have flooded before.
4. There are no plans to improve Pagham road to accommodate the extra vehicular movement generated by these schemes, which we understand

will include a school. The minor alterations proposed for the A27 to ease traffic flow have been cancelled by the government and would not have been adequate anyway.

5. All three sites are very close together and the land is grade 2 farmland, something we might well need for food production after Brexit. While it is open farmland, rainfall has somewhere to go. Concreted over, it will be lost forever. All three sites will use the Pagham to Chichester Road as it is the nearest. Again, no road improvements are proposed. The road is so narrow for most of its length that it is already difficult for vehicles to even pass a cyclist safely. The extra traffic might well hinder the emergency services ability to attend accidents/fires/medical emergencies and the like.
6. These developments will reduce the open space between Bognor and Chichester even further putting pressure on wildlife and should not be considered in isolation. This will take away a valuable asset. We have already seen major housing developments in this area with even more being proposed. We have also seen building in front and rear gardens in our area of Aldwick as well as housing on the site that Osborne's once occupied. Again with no improvement in the infrastructure.

Since Mr Grayling has withdrawn funding for any road improvements, would it not be reasonable for ADC to advise the government that proposed housing developments cannot go ahead until roads/infrastructure are improved to accommodate the influx. The pressure on GPs, hospitals and dentists is already a problem. This should be addressed first, not last. These proposals are unsustainable in this area.

We very much hope that the Planning Department will look very closely at all these proposals in what is already a highly developed and overcrowded area. My husband and I are very concerned about the detrimental impact on the local environment.

Yours sincerely

A large black rectangular box redacting the signature of Mrs M E Butterworth.

Mrs M E Butterworth