

**Flint Barn
Lower Bognor Road
Chichester
West Sussex PO20 1LW**



The Assistant Director of Planning
ADC
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

10 April 2017

Dear Sir,

DEVELOPMENT OF ROSE GREEN/PAGHAM/ALDWICK

P/25/17/OUT-PAGHAM ROAD

This letter represents my strongest possible objection to the new planning application which will be seen as adding insult to injury when considered against:

P/134/16/OUT-SEFTER ROAD

P/140/16/OUT- PAGHAM ROAD

P/6/17/OUT – HOOK LANE

PROPORTIONAL? Nearly 4000 new homes in one village? I understand that the government is seeking to build 1 million new homes. At a rate of 4000 to one village, it seems we need find only 250 villages across the land. Is ADC really considering imposing such a disproportionate plan on Pagham? How many other developments are there in ADC and where? Further, with a target of one million houses across the country, why is Arun being targeted with approximately 25,000 houses between now to 2015. This figure represents 2.5 percent of the total requirement. DOES ARUN DISTRICT COUNCIL REALLY REPRESENT THAT PROPORTION OF THE COUNTRY? Why are brown field sites not being used? Ford airfield springs to mind.

The gaps between Elmer and Pagham have long since disappeared, and they just become adjuncts of Bognor Regis which grows like topsy.

Has any study been conducted to ascertain whether there are sufficient employment prospects in the area? Have all homes recently built in ADC been sold?

FACILITIES. Most of us have difficulty obtaining GP appointments in a reasonable timeframe. Many of us have been unable to find an NHS dentist. We know St Richards is hard pressed. What are the plans to improve these vital facilities and how are so many children going to find school places in primary and secondary

education? What conditions are being imposed on developers to provide extra shops and facilities? What plans are there with respect to capacity of the bus routes?

ACCESSIBILITY. In the 20 years I have lived here, I have seen a huge increase in the volume of traffic using Lower Bognor Road and Pagham Road. There is now a regular traffic tail back at the junction of those roads. Further, both roads which are effectively lanes, are increasingly used by huge transporters servicing Barfoots at Sefton and would appear to have a much more frequent accident rate than most. It is self-evident that the volume of traffic from the three roads between Chichester and Pagham/Bognor Regis (A259/B2145 and Vinitrow Road) cause huge problems on a daily basis with long tail-backs particularly at peak hours. **None of the four options proposed in the recent Chichester bypass consultation would have solved these problems.** With 4000 new homes, it is not unreasonable to suggest that a further 1000 daily journeys will be added to this load. It is also likely that this number of houses will attract a further 5000 cars to the area. I suggest that NO MORE HOUSES should be approved until the issue of the A27 by-pass has been satisfactorily resolved.

FLOODING. ADC will be well aware of the levels of the water table in these areas, particularly after the severe impact that the re-routing of the Lavant caused. ADC will have records of the number of flooded locations and we have been flooded at this location on a number of occasions. Additionally, Pagham Road and Lower Bognor Road are regularly flooded after heavy rains. After a few days of moderate rains there were numerous areas of standing water on both sides of these two roads and on the Lower Bognor Road itself. Three large areas of construction on farm land can only exacerbate this problem.

Southern Water have recently stated that they cannot cope with any further development in this area and have admitted to pumping raw sewage into the river on a number of occasions in recent years. How is this to be overcome?

We are meant to be living in a democratic era in which government keeps promising to devolve decision making to the lowest possible level. I trust ADC will take account of the responses of the parish councils and the people of those councils.

Having lived in this area for 20 years, I have developed a feeling that this remote corner of ADC is less 'loved' than other areas closer to Littlehampton and Arundel. It certainly feels that we are having a disproportionate load imposed on us. I sense that the political landscape of the area and its councils will change radically. The inhabitants of this area are very angry and will seek representatives that really will represent them. A council with a huge preponderance of Conservative councillors does not deliver democracy.

Yours sincerely

Colin FB Hamilton

Copy by email to:

The Hon Nick Gibb, MP
Pagham District Councillors
The Clerk, Pagham Parish Council