



12 Oaktree Close,
Nyetimber /Pagham
Bognor Regis, PO21 3PN
15th April, 2018

The Department of Planning
ARUN CIVIC CENTER
Maltravers Road
Little Hampton
West Sussex BN17 5LF

Ref: P/134/16/OUT Sefter Road
Ref: P/6/17/OUT Hook Lane
Ref: P/140/16/OUT Pagham Road South
Ref: P/25/17/ OUT Church Barton House

Dear Sirs,

I am writing to register my strong objects to each of the above Planning Applications.
I quote here from the Government's Planning Bible: **Planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land – and seek to use areas of poor quality land in preference to that of higher quality.**

The agricultural land in this immediate area is extremely productive and should be valued and preserved for future generations, particularly in the light of Brexit changes which may well make serious financial differences regarding agricultural produce. We need to be producing our own, not concreting over valuable arable land.

Such a loss of valuable and productive agricultural land would have seriously detrimental consequences for generations to come.

This area has a history of frequent flooding due to the low elevation above sea level. Water regularly stands for weeks following heavy rain. This is OK for crop growing and disastrous

for local homes and roads. Pagham Road, Sefter Road and Vinnetrow Road are already showing evidence of too heavy use, pot holes get larger and deeper, the "cat's eyes" are missing in various lengths of the road and heavy vehicles have carved deep gullies along the soft verges of the road, into which smaller vehicles and bikes are in danger of falling. Road markings are almost invisible. The roads are currently dangerous! Unless the existing roads are dramatically improved there can only be a very bad outcome!

Additionally, I am sure you are aware of the public's concern about the infrastructure in the area, water treatment and pumping stations, electrical supplies, medical facilities and schools. Junior schools as proposed will serve for only a short time to provide for children of these new residents, where will the older children have to travel to for secondary education?

There is very little opportunity for new employment in this area, the new residents will have to travel to work and school. With the planned number of homes this will mean an increase of possibly at least a thousand additional cars, at peak times, on these already overworked and narrow, poorly maintained roads.

I am sure you are aware of the deep concerns of local residents concerning traffic congestion at the junctions for the A27, where traffic is usually backed up for a mile or more during commuter hours and this can only get worse with thousands of additional drivers trying to get to work each day.

I believe there are "brownfield areas" which would provide far more suitable areas for development with less likelihood of flooding, general road congestion and no detriment to the valuable agricultural land which we value very highly indeed.

Please reconsider these applications and have them moved to brownfield areas.



Peter G. Forster /