

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

12 Laurel Drive
Mill Farm Estate
Pagham
PO21 3ND

ARUN DISTRICT COUNCIL

27 APR 2018

RECEIVED

25th April 2018

Dear Sirs

Ref: P/6/17/OUT Hook Lane - OBJECTION

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. The new packing warehouse at Barfoots and the large greenhouse area adjacent to the Pagham Road it would seem it would be better to leave the site as open farmland.

The recent heavy rain has resulted in flooding on the Pagham Road, Sefter Field and in Hook Lane field and with plans to cover the site with concrete it would cause extra volumes of water to enter the drainage ditches and into the Rife west of the site. The Rife has already struggled to cope with the water from farmland in the past so how will it cope with the additional run off from Hook Lane and possible Sefter Road site, if approved, plus any diversion of Chichester's flood water if conditions dictate the need to save the city from flooding.

There is increased pressure on the Doctors Surgery, dentist and hospitals, which are all at capacity and even though the plans show land for a school, care home etc. these will not be funded or built by the developer. If these facilities are not built I assume there will be a request for extra homes to be built on the available land as has already happened in the Sefter Road development. Residents are already struggling to get appointments so how will any new residents get access to these services.

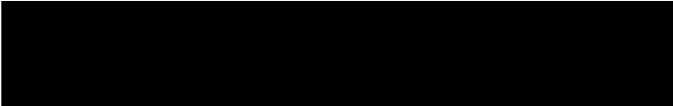
If the four planned developments around Pagham, including this one, are built a cumulative effect will be a huge increase in traffic movements on an already overcrowded local road system. The rapidly expanding heavy goods traffic in and out of Barfoots adds to this problem. The Pagham Road was declared the most dangerous C class road in the county in 2012 and traffic delays and pollution has got worse in the last 6 years.

The land around Pagham is some of the best agricultural arable land available and any development would seriously damage the surrounding areas both environmentally and economically, with the loss of jobs for people working on the land. A potential consequence of all three developments will be increased flooding both surface water and drainage and as a recent new development in Summer Lane is already finding out after having to pile down approx. 40 feet, we already have a high water table.

The Pagham treatment works is working a full capacity and we have heard in the past that raw sewage has frequently been dumped into the Rife, how will they cope with the increase in foul water and sewage from an additional 1200 homes?

Not only am I objecting to the planned development for the above site in Hook Lane, I would also request that Arun Council look at the cumulative effect of the four planning applications currently on the table. All four share the same infrastructure issues which ultimately will impact on the village and on the residents.

Yours faithfully



Jane Collins