



CDC
Planning Policy Department
East Pallant House
Chichester
West Sussex PO19 1TY

Friday, 1 February 2019

Dear Sirs,

re, The Local Plan Review

Our comments are in the form of a letter as we were told this would be acceptable since there is no obvious place on your comments form for the points we wish to make.

To date we, the undersigned, have attended two exhibitions: one on Policy SA7, Highgrove Farm, Bosham [(a) below]; the other a CDC exhibition at the Bosham Parish Recreation Centre [(b) below].

(a) It is clear to us, considering all the comments both adverse and favourable, that the Highgrove Farm site is the only one that can and will be accepted both for the present Bosham allocation of 50 dwellings and the 250 more to come. In total, if all the dwellings are fully occupied (i.e. all bedrooms occupied and all dwellings taken up by permanent residents and not weekenders/owners of secondary homes/by-to-let landlords ...) then this will bring the population of the already extended village of Bosham to well over 5,000. The present infrastructure is already at saturation point; the most obvious problems being traffic and sewage disposal. Due to the geography of the area (i) the current roads can neither be added to or widened (please correct us if we are wrong), and (ii) the existing sewerage is mostly inadequate - raw sewage rising up through drain covers when the flow is excessive (either due to everyday use or to heavy rainfall, and/or extreme high tides - this latter problem most obvious along coastal roads/paths covered at high tide) - an obvious health hazard.

We are aware that there are bodies other than just CDC responsible for solving envisaged problems, but the resolution of these must be effected before development starts (e.g. it is not enough simply to make access points from new to existing roads or attach new sewerage to that already in place for it to lead to a treatment plant that is already too small).

We are realists, and accept the inevitable development to come (a total of 300 dwellings) BUT this must be the limit, not just in the short term but for the foreseeable future since, as pointed out above, Bosham's infrastructure is already at saturation as things currently stand.

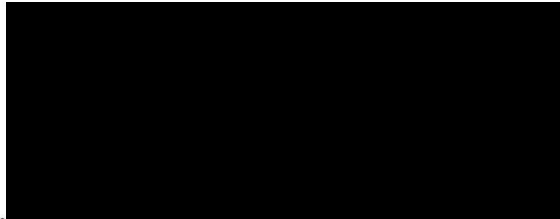
(b) As the situation in the whole of the CDC area was presented to us, CDC is seeking out gaps for development in accordance with the demands imposed by Central Government. Identifying gaps is all very well, but the problems already delineated above re. the development local to Bosham will also arise with the demarcated gaps in the wider Chichester area, but on a larger scale. The singular geography of this area (chalk hills to the north, a convoluted coastline ... CDC will be only too well-aware of existing limitations/problems) surely indicates to all sensible people that development cannot be increased ad infinitum and that no proposed development can be put into operation without solving the infrastructure problems in advance.

Central Government needs to be made to realise that simply fulfilling their number requirements will (i) need central funding - e.g. improving the A27, and (ii) be impracticable if leading to overloading of existing local sites/infrastructure. The general public, however

enthusiastic and capable of persistent lobbying, cannot bring this about by themselves. It is the job of the general public's elected representatives - in this case local councillors - to see matters are effected. They must not just be content with saying : 'We have found the gaps, the rest is up to others' (contractors, builders, water boards and the like).

Things must be done in the correct way and the correct order: put right the old before adding the new.

Yours faithfully,



Mr L. G. & Mrs J. A. Cooper

P. S. We retain a copy of this letter.