

4 Church Lane

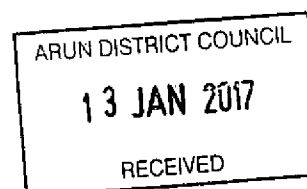
Pagham

PO21 4NS

11th Jan 2017 ~~01411~~

Dear Mr Roberts

Re: Planning Application P/140/16/OUT Pagham South



I am writing to object most strongly to the above planning application, about which we have been given very little notice to respond. There are a vast number of reasons why this development should not take place in such an environmentally sensitive area of West Sussex:

- **Roads.** The country road into and out of Pagham was not designed for the amount of traffic it currently takes, there are deep ditches either side, and the road is subject to flooding after heavy rainfall and has had to be closed on several occasions. There are frequent accidents, the last one being only 2 weeks ago. It has an extremely bad safety record. There are no jobs available in Pagham, so why build houses at the end of a country lane where all working people would have to commute on already overcrowded roads and add to the appalling chaos of the A27? It also has increasing HGV and farm traffic, an increase which the road cannot continue to sustain. To have a substantial increase in housing in Pagham is frankly dangerous and one which the village infrastructure would be unable to cope with.
- **Pagham Harbour.** I believe that no consultation whatsoever has taken place with RSPB Pagham and Natural England about the impact upon its sensitive wildlife areas – indeed a cycle track is proposed across areas of significant scientific interest, areas which currently have cycling restrictions in place. Pagham harbour is an SSSI under Section 28 of the Wildlife and Countryside Act of 1981. It would be an appalling disregard of the value of such a site, an appalling disregard of the wishes of the local community and a blatant disaster to allow a huge housing development in such close proximity of the harbour boundaries.
- **Flooding.** Surface Water Inundation, Flooding from Pagham Rife and Flooding from the sea. Pagham faces the constant possibility of flooding from three sources. The sea is encroaching and just two weeks ago came up Sea Lane from Pagham Yacht Club. There is further threat from the sea from across Church Farm into Church Lane. In addition there is a risk of flooding from the Pagham Rife and above all Pagham has a major problem with Surface Water Inundation and the site proposed in Pagham Road directly adjoins Flood Zone Three!!!. The possibility of any large scale development in this area is quite frankly outrageous! Pagham Road slopes to the South, this area already suffers from surface water inundation and Hydraulic overload, any further development in Pagham Road area can only exacerbate this problem considerably. Our own home has an ongoing problem with surface water inundation and when we have a period of heavy rainfall, we are unable to flush our toilet, which is a significant health hazard. **In the last five years we have had to make 18 Calls to Southern Water, resulting in 14 different visits to remedy the situation from Southern water. Frequently this has meant sending trucks to pump to avoid the flooding of properties. The system was built in 1955.** "Changing land management practices

combined with increased rainfall mean that the likelihood of flooding is now at an all time high and will continue to increase". I quote from a recent Commons Environment and Rural Affairs Committee Report. The same report also states that MPs are very concerned that currently developers can walk away from any flooding they cause and current rules allow them the right to connect surface water run off to main sewers. The recent report recommends that new housing should **NOT** be allowed to continue this practice due to the problems it is known to cause. In Pagham we already have this problem without any additional housing as detailed above.

- **Impact upon the Community.** Pagham is full! When Church Farm is open from October to March it has 1000 Units. Units are between 4 to 8 berths, which means that at the height of the season there can be an additional 5,000 people in Pagham, using the roads and adding to the problems we currently experience with our drains. The community does not wish to have its current recreational areas put under concrete, its roads made more dangerous and the quality of life that people currently experience in this area will be significantly reduced. I understand that our local council has a responsibility for our Health and Well Being. This plan is in complete disregard of the Health and Well being of the Pagham community.
- **Medical Services.** Services in the area are at breaking point, and our local hospital cannot continue to sustain such major increases in population. Just this week a huge number of operations at St Richards had to be cancelled as there were no beds available. GP surgeries are also at breaking point.
- **Building on Green Field Sites.** We need our fields to grow food not houses. If there are no brown field sites available then this should be reflected in the Local Plan and Arun District Council should reject Developer's greed and turn down this abhorrent development proposal.

I most strongly object to this proposed development for Pagham South.

Yours sincerely,

Jane Weston

To: Development Control

Karl Roberts

Assistant Director of Planning and Economic Regeneration

Arun Civic Centre

Littlehampton

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