

17 JAN 2017

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My ref: DBB/Let1

Your ref:

Mr K Roberts
Assistant Director of
Planning and Economic Regeneration
Arun Civic Centre
Littlehampton
BN17 5LF

24 Barrack Lane
Aldwick
Bognor Regis
West Sussex
PO21 4DA

13 January 2017

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 many reasons why this development should not take place in such an environmentally sensitive area of West Sussex:

Roads. The present country road into and out of Pagham was not designed for the significant volume of traffic that 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. The road has an extremely bad safety record.

There are very few jobs available in Pagham. Consequently, the vast majority of working people living in the proposed new houses would have to commute on already overcrowded roads and add to the appalling chaos of the A27.

The last few years has seen a significant increase in HGV and farm traffic which not only add to the sheer volume of traffic but also increase the dangers, due to the width of the road and the number of sharp bends.

Flooding. Pagham faces the constant possibility of flooding from three sources: Surface Water Inundation, Flooding from Pagham Rifes and Flooding from the sea. 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 Rifes and above all Pagham has a major problem with Surface Water Inundation and the site proposed in Pagham Road directly adjoins Flood Zone Three!!!.

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. I quote from a recent Commons Environment and Rural Affairs Committee Report which 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 runoff 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. The possibility of any large scale development in this area is quite frankly outrageous!

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 current 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 the wishes of the local community and a blatant disaster to allow a huge housing development in such close proximity of the harbour boundaries.

Impact upon the Community. Pagham is already full! When Church Farm is open from March to October 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 experienced with drains.

The community does not wish to have its current recreational areas put under concrete, its roads made even more dangerous and have its quality of life downgraded. I understood 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 already at breaking point and our local hospital cannot continue to sustain such major increases in local population. Just this week a huge number of operations at St Richards had to be cancelled as there were no beds available. Local GP surgeries are also at breaking point.

Building on Green Field Sites. We need our fields to grow food for the population. The area proposed for housing is in year-round agricultural use. 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 reject this development proposal.

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

Yours sincerely

A large black rectangular box redacting the signature of the sender.

DBBarrett (Mr)