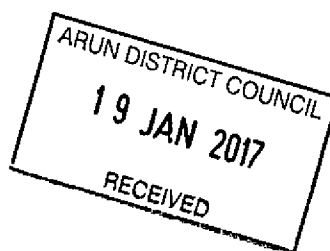


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10th January 2017

I am writing to you with regard to the planning application for the Hanbury development at Pagham Road Pagham; application number P/140/16/OUT.

I most strongly object to this proposal with the following concerns:

- It is unsustainable in relation to local road safety and volume of traffic
- It is unsustainable with regard to local flood risk
- It is unsustainable with regard to the environmental impact on local amenities
- It is unsustainable in relation to irreversible loss of farmland, open spaces, countryside and related wildlife

I will now briefly elaborate each of these points:

I have lived in this area for over 25 years, bringing up a family and making full use of local amenities, schools, doctors and dentists. The Aldwick and Pagham area are essentially a group of small village communities, Aldwick, Rose Green, Nyetimber and Pagham. There is very little local employment beyond service industry and nursery farm/farm work. I fully understand the need for new housing to be built and that the District Council has ongoing responsibilities in relation to this, but to approve the level of new housing proposed for the Pagham area is a short term, short sighted and unsustainable solution by Arun District Council to any assessed need, as there is a significant lack of any sustainable infrastructure to support the number of new houses proposed.

The first and major problem is the local road network. As there is a lack of available local employment the majority of residents in the area need to seek employment in larger out of area towns, with a high volume of traffic heading northwards to Chichester and beyond. The large development of housing recently completed at North Bersted on the Chichester Road has added to what is already an existing problem of high volume traffic: on the Chichester Road to Chichester and Felpham and particularly on the Pagham Road to Chichester through Lagness. This is essentially a countryside B road and yet it is *already*, from 7am to gone 9am in the morning and from 3pm in the afternoon until gone 6pm packed with nose to tail traffic. The road is narrow and full of sharp bends but what makes it especially dangerous is the nature of the vehicles using it. There are frequent tractors and large articulated lorries, buses and cyclists, in addition to the high volume of cars. The road floods frequently in the winter. Accidents are commonplace. This is without the additional 2 cars per household that the planned housing would contribute to, increasing the already existing noise, pollution and level of accident risk. Also, the Chichester bypass/A27 is already jammed with traffic at peak times, still without a solution to ease this existing problem.

The second point in relation to the proposed housing is the flood – and increased flood risk associated with this housing development. This is a flat coastal plain area. Every winter, (along with part of the dual carriageway Chichester bypass), the fields and roads are flooded after any heavy rains. Small housing developments in the area (I believe the Pagham Council Local Neighbourhood Plan, with a traffic consultant and hydrologist professional found that a maximum of 130 houses would be sustainable for the area), would not as radically affect the substrata as the housing numbers proposed by the applications currently being made to the District Council.

Although there is mention on the planning application of the facility of a new primary school, this does still not accommodate the impact on the subsequent need for (and travel to) secondary education places. There is only one local GP surgery and that is already very busy and under pressure to meet the needs of the existing community.

Finally, using what is existing farm land for housing will irrevocably affect the local environment and the area's and the County's ability to produce food as a sustainable contribution to the local and Country's economy. With the number of houses proposed there will be an unsustainable impact on the local flora and fauna affecting the environment in this area for the detriment and for the long term. All the proposed developments are geographically close to areas of natural beauty and specifically to Pagham Nature Reserve. In everything there is a balance which will be lost when abused, such as is being proposed and considered.

To meet the needs for long term sustainable housing it would seem to me to make more sense for Arun District Council to be looking for or encouraging applications for housing developments where there is already an efficient and durable infrastructure in place, close to better transport links, road systems and townships where there is opportunity for employment.

With above reasons I strongly object to the housing application for Pagham Road and hope that the Arun Council will reject this application

Yours faithfully

Stuart Gibson

