

7 Church Lane
Pagham
PO21 4NS

25th January 2017



Dear Mr Roberts,

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

I am writing to object strongly to the above planning application. My reasons are detailed below:

FLOOD RISK

The above proposed development would be in an area prone to flooding, which we have seen happen several times over the past years. Being a resident of Church Lane and having been subjected to significant flooding in our road, this makes me very concerned about any proposed building taking place. What will happen to all the surface water, once this estate has been built? It will no longer be soaked up by the fields it will run straight into Church Lane and Pagham Road as it does already, everytime we have a significant rain fall. The drains at the junction of Church Lane, Pagham Road and Sea Lane are already unsatisfactory and seem unable to cope with any amount of rainfall. As a result of this, we have had numerous visits from the waterboard (Southern Water) over the years to try and rectify the problem and still flooding continues to be an issue in this part of Pagham.

There is also the constant threat of flooding from the Sea. In recent weeks the problem has escalated quite rapidly and this has seen the sea breaching at the Yacht Club and water coming down Sea Lane towards the proposed site. Surely for these reasons alone there should not be any more buildings put here as it will only exacerbate the current problems that we already have. I do not think it is very logical, ethical or moral to build houses in a flood zone without any thought or regard to the current residents or the ongoing problems with flooding in this area. Pagham Rife also runs alongside the proposed building site, this too is prone to flooding and has done so on numerous occasions, it also causes significant problems to Barfoots Farms every time it floods. Covering more Farm land with tarmac and housing is only going to add to the volume of surface water that we all experience regularly.

ROADS

Currently there is only really one road in and out of Pagham and it is already struggling to cope with the increased traffic. The proposed development would add considerable stress to an already inadequate road. This road already has considerable HGV and farm traffic coming backwards and forwards from Barfoots Farms, which causes considerable delays on the road already. It is also prone to regular flooding and a new housing estate will only exacerbate this problem. All the traffic from the proposed estate would put too much stress on the Pagham Road as the roads are not built to sustain this amount of traffic.

PAGHAM HARBOUR

This proposed development would be far too close to the Pagham Harbour which is an SSSI under Section 28 of the Wildlife and Countryside Act of 1981. Has anyone even considered the impact that a large housing development will have on the protected wildlife in this area? Has this been looked into properly and have all the relevant authorities (RSPB) who protect Pagham Harbour been informed? I can't imagine for one minute that a large housing estate will be in any way beneficial to this area and the wildlife in it.

COMMUNITY RESOURCES

Our Doctors surgery is already at breaking point and St. Richards Hospital is already struggling to cope with the major increase in the population. How on earth will these resources cope with more residents of Pagham?

Answer: It wont!!

The GP Surgery (Grove House) is already struggling to offer appointments to the local residents, resulting in a wait of up to 2 weeks to get an appointment! St. Richards Hospital is also stretched to the maximum and is cancelling operations and appointments due to lack of beds and resources. Has anyone considered the impact a new housing estate will have on these resources? My guess is they haven't.

I am hoping that you will give my objections to this proposed development some serious consideration.

Yours sincerely,



Julie Willans.