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27 January 2017

Assistant Director of Planning and Economic Regeneration
Planning Department
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF



Dear Sir/Madam

**RE: Planning Application No: P/140/16/OUT
For 400 Homes on Land South of Summer Lane, Bartons Farm
Alongside Pagham Road, Pagham, Bognor Regis, West Sussex**

I write with regard to the above Planning Application and wish to register my opposition to these proposals. Sustainability is my main concern.

Having lived in the area for 30+ years including Pagham for 16+ years I strongly feel this Planning Application should be refused for a number of reasons including those listed below, it is simply unsustainable:

1. This site is Grade I Prime Agricultural Land used for food production with high grade soil, with maximum sunlight hours in England and wholly inappropriate for any development. Local farmers are desperate to acquire more acreage and this site is used constantly for agricultural purposes. Currently the land is used by 'Barfoots of Botley' to grow and harvest their produce for various supermarkets providing employment for the local economy. Before that these fields were used by other farmers to grow their crops. With the unfortunate vote for our country to be leaving the EU with the BREXIT decision, there will be even more markets for food production.
2. The site is inappropriate for any housing. The fields in question are in close proximity to and run down to Pagham Harbour Nature Reserve, a Site of Special Scientific Interest. The wildlife dominates its existence and is appreciated by the local community as well as attracting visitors to the area.
3. We should not squander our countryside for short term gain for the developers.
4. Further to the flooding of Chichester in 1994, waters from the River Lavant have been diverted from Chichester along Pagham Rife which is by these fields, and then on to Pagham to the sea. There is therefore potentially a greater flood risk if development is permitted here. These fields already look flooded at times.

5. The flood risk from run-off and ground water if this application were to succeed is a grave concern. Historically, there has already been flooding in parts of Pagham Road, namely in 2012 Pagham Road had flooding near Church Farm Caravan Park and also at Lagness. The risk of further flooding would increase if development were to be permitted on these fields.
6. Traffic levels, already a major concern, would be unsustainable. Any traffic leaving this site would pass through the village of Nyetimber where there is no space to widen Pagham Road with the existing buildings on both sides. Beyond that the road continues out of Pagham and Nyetimber along Lower Pagham Road to Chichester, and it is already extremely hazardous and heavily congested causing delays. The width of the road with respect to HGV articulated lorries going to the farms is already a concern, without extra traffic. This road is already dangerous for cyclists as well as motorists as Lower Pagham Road is either a B road or from the Royal Oak pub, unclassified. There have already been accidents and sadly fatalities, and that is without the extra volume of traffic that 400 homes would generate, let alone even higher levels of traffic if any of the other current large planning applications in the area were to be granted at a similar time.
7. The sustainability of these proposals is simply the major concern as they are not sustainable by the lack of infrastructure. Another planning proposal for development in the area a few years ago was turned down by Government Inspectors after it had gone to a Public Enquiry for a number of reasons, particularly concerning the infrastructure. Those very reasons still exist today and there is now even more strain on the infrastructure. To mention just schools and surgeries, it is not simply a case of building more schools and doctors' surgeries. Both schools and surgeries need to be staffed. During last year, Grove House Surgery in Pryors Lane which serves this area, were looking to appoint 4 more doctors to try and cope, and that was without extra patients that would be inevitable with further development. We all know how difficult it is proving to be to recruit doctors and teachers as well as other necessary professionals. Our schools, doctors' surgeries, dentists and hospitals are struggling to cope at the moment without further strain being extended to them.

For the above reasons, as well as many more, I would ask that this wholly inappropriate planning application be refused. We all know and appreciate that some housing needs to be built, but this application, together with others in the locality amounting to more than 1,000 homes, is completely unsustainable. I believe 130 homes were originally stated by Pagham Parish Council. These planning applications are unacceptable, particularly at a time when the Neighbourhood Plan is still emerging.



Georgina Orde