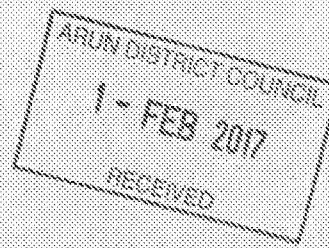


Assistant Director of Planning
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Mrs Carol-Anne Pocock
11 Church Lane, Pagham,
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30th January 2017

Pagham South Development P/140/16/OUT

Dear Sir,

It is with horror that this outline application for access to build on Pagham South has been considered. I seriously object to the access and the proposed building.

When Summer Lane was first discussed the owners/developers stated that this land Southwards to Church Lane would never be built on as it is a flood plain and prime agricultural land. Now suddenly the Council have invited developers to plan a housing estate on this land?

Could it be the Government Housing Bonus scheme driving all this. The more houses the council say they can build the more money they get. So it is not the Government insisting on all this housing rather the money incentive to build.

Attached are my photos of this land that I took on the 15th January of the consequence of one day's rain. The water table is extremely high and the clay soil turns to liquid and flooding results. When we have wet winters and these more frequent large storms, water runs off this land and the ditches fill to overflowing. Place buildings on this land and where does the water go then? Overflows to the lowest parts of Pagham, as it has done in the past, (even with no housing.) Our bungalow was within a whisker away from being flooded a few years ago.

Putting two access roads in across the current ditches and then without a doubt the ditch will get blocked. Even if a pipe is run underneath the roads, the ditches will be reduced in size at those points and hold less water as a result.

The land to the west of the proposed development will no doubt disappear in the future under more concrete, if we let it, and more access would be needed. Church Lane has already been surveyed and an opening right opposite us muted. This is a Lane and gets busy with Church events such as weddings and funerals. It is not built to take a few hundred cars up and down it every day. It would totally destroy our way of life and the peace and tranquillity of Pagham as we know it.

Sustainability Matters

On the plans are, "retail, residential and care facilities", in a "Village Centre". Yet part of the planning application stated that there are

"sufficient existing facilities in and around Pagham". Then why do we need more? Or is this just a rouse to get more money by the developers when these "Nicies" are put on the plans? Of course when it does not happen, which it won't, we get more housing put in its place.

All the developments happening have such small roads that cars are not catered for and people will park outside the estate on the Pagham Road and fill the layby opposite up as well. Clogging up the road and making it extremely dangerous.

Need for this many houses seems astounding when talking to residents of Selsey. The new homes there are struggling to be sold and prices are having to be dropped. No one wants to spend a million pounds on a large property that is right next door to so called affordable housing, especially when the council are putting trouble maker families in them from other housing association areas. So why keep on building?

Pagham has no work, no major roadways and anyone moving into these eyesores of new estates, are going to have to travel out onto the A27 to work. Making any journey impossible other than a slow moving stream of traffic right through the village to the A27 day and night.

The building at Wittering I saw today, is prime example when the road into the properties isn't wide enough to let 2 cars pass let alone when cars get parked along it. Crazy seems a word obvious to everyone except those wishing to make a lot of money by squeezing a quart into a pint pot.

Balance of Nature

Wildlife and farm land go hand in hand. The land supports large flocks of Brent Geese in the winter and seabirds from the Nature Reserve of Pagham Harbour. Build on this land and all this will be destroyed. There will be no habitats left because it will all be totally destroyed with housing that is not needed. Great legacy to leave to future generations!!

Why are the Council and the Government not listening? In London Barrett homes have decreased the number of new homes as they are not selling (Times article). So why the insistence to build in this area?

Is the Council going to take in thousands of Migrants and have ghetto areas around the south for them?

Would any of the developers, councillors or builders buy a house on this flood plain? Of course not, because they won't have to live with the problems.

The developers have supposedly done their homework and have put a very comprehensive argument for all our concerns. However a one day snap shot on traffic, sewage and flooding does not paint a full picture. Also when we take into consideration all 4 sites being planned for (Sefter Road, Hook Lane, Summer Lane and Pagham South. All have a variety of schools, carehomes, scout huts , doctors and/ or shops. The Scout Hut and allotments look welcome on Pagham South site but they are at the end of Pagham south at high risk of tidal flooding. So they are hardly doing us any favours!!!

I am sure we are not getting more than 1 of each over these sites, heaven forbid they all go ahead. So what happens to the sites that don't get these facilities? Extra houses of course. So where does their careful forecast of infrastructure coping go then? It makes a mockery

of saying with concrete certainty that flooding won't happen.
Naturally all the rain will go into ditches and traffic flow will not be
affected in Pagham with 2000 homes with 2 to 3 cars per household.
Pie in the sky and totally ridiculous.

Arun should think carefully before adding even more to our
problems and not seemingly a simple one on money.



Mrs Carol-Anne Pocock

Plus attachments

