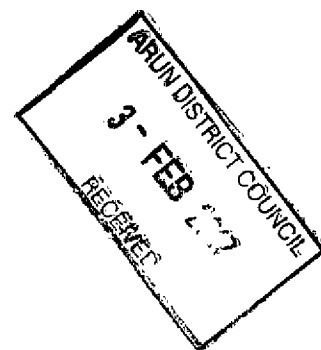


4, Church Lane,
Pagham PO 21 4NS.
1st February, 2017.



Dear Sir,

Planning Application P140/16/OUT

I write to object most strongly to the above application by Hanbury Properties. I have been a resident of Pagham for 6 years and in that time I have had to contact Southern Water on 19 occasions when I have been adversely affected by overflowing drains. After heavy rains there is a local problem with surface water inundation which causes drains to overflow which in turn prevents my waste water from escaping. This leads to blocked toilets and a severe economy on water usage. The pumping station at Church Farm cannot cope with high water flow and has to be supplemented at such times by one of Southern Water's pump lorries. The drainage system in this area was installed in 1955 with updates in 1962 and 1972. Nothing for 45 years, during which time the population of the village has considerably increased. The Chief Engineer from Southern Water has visited me and explained that the drainage system is outdated and unable to cope with current demand. Southern Water have no current funding to update the existing local drainage system. To contemplate building 400 homes and a 70 bedded old persons home so close to an already over subscribed drainage system is unsustainable.

I am an experienced bird watcher and have carried out surveys for West Sussex County Council, Environment Agency and the RSPB. The habitat report prepared by Ecology Solutions on behalf of Hanbury Properties does tend to gloss over the negative impact a major housing development would have on what is now agricultural land. They identify 7 species of bird that are likely to be breeding on the proposed site and also sightings of common lizard, slow worm and grass snakes. My own surveys indicate 8 species of bird breed on the proposed site and that, in addition, species such as brent geese, curlew, lapwing and golden plover regularly use it for daytime roosting. All of these creatures would be displaced. Additionally, in their application Hanbury Properties talk of producing a cycle path to link with 'the Pagham Harbour Cycle Way'. Had they been more rigorous in their research they would have

found that there is no such cycle way and at the nearest point of access to Pagham Harbour is a sign which clearly indicates that the North Wall is NOT a cycle way. Many of the birds currently using the proposed site come from Pagham Harbour, a Ramsar site, a SSSI and local nature reserve, to displace them is unsustainable as is the Hanbury plan to encourage cycling on a local nature reserve.

Furthermore, there is a small but threatened population of water voles along Pagham Rife. Their recent decline is down to loss of habitat and polluted water sources. To build 400 houses plus other water consuming facilities which will potentially discharge water into Pagham Rife will further threaten this species.

The Hanbury Properties application mentions facilities other than 400 houses and a 70 bedded old persons home that could be provided. The operative word is could. There are no positive statements such as 'will be provided'. Land is to be made available where a F1/F2 school could be provided. There are no local indications of anyone coming forward to build such a school. Projections indicate that 400 houses could bring in up to 300 children of school age. Where will they go for their education?. The local Infant/Primary school is already over subscribed and currently many local children are forced to travel for their education. The application mentions shops, a café, a doctor's surgery, crèche and day centre but these are all COULD. Local surgeries are currently oversubscribed and some non urgent appointments can take up to 10 days, both dental surgeries are unable to take any new patients and recently St Richards hospital in Chichester was forced to cancel operation because of over demand. Pagham would benefit from an additional surgery and the facilities talked about by Hanbury Properties but if these are not provided then all of the prospective new residents would need to plug into the existing local infrastructure and further overload it. In such circumstances the Hanbury project would do nothing to enhance the facilities of Pagham village and it would therefore be unsustainable.

There is no major employer in Pagham. Any newcomers to the area would have great difficulty in finding local employment. The likelihood is that they would have to travel to find work. Road transport is already a problem within and around Pagham village. A major problem is the A27 at Chichester which is difficult to cross at peak times. The lower Bognor road is busy and dangerous, accidents are frequent. The problem is compounded by the increasing number

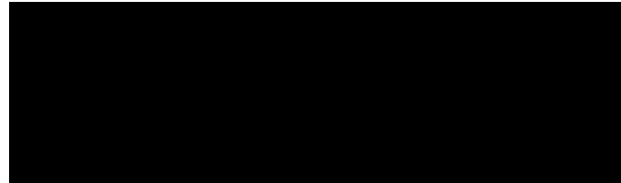
of large lorries using Sefter Farm. Many local people leave before 0800 in the mornings to ensure arriving in Chichester before 0900. During the summer months the Church Farm holiday centre has just over 1000 rented facilities available ranging from 4 to 8 berth caravans and chalets. At peak times the population in the centre can be as high as 5000. Many come with cars and, through necessity, use Pagham Road for their various comings and goings. If Hanbury are allowed to build 400 homes and a large old persons this will bring in more people and families with cars. People seeking work will add to the traffic, the transport of school children will add to the traffic, visitors to the old persons home will add to the traffic. It is too much the infrastructure will not be able to cope and thus cause more transport difficulties for local people. If a new housing project has the potential to create more difficulties than it solves then it is clearly unsustainable.

Church Lane, Pagham has flooded on several occasions in recent times this was caused by surface water coming off the fields that Hanbury wish to build on. Not from the sea. After rain these fields are covered in tracts of surface water. On the 21st January this year I sent pictures to the Planning Officer at Arun showing tracts of water across the fields despite it not having rained in the previous 5 days. Earlier in January I had seen 2 mute swans bathing in the fields. This morning, February 1st, there are large tracts of water across the site being used by over a 100 gulls and 37 curlews. In their application Hanbury acknowledge the flood risk and state a plan to raise the levels of the proposed housing at the southern end of their site in order to prevent them being flooded. This is a very cold, calculating decision. On the one hand they acknowledge the risk of flooding and take steps to protect 'their' properties but on the other hand they ignore the risk of increased surface water inundation from their new development and the danger this will pose to their established neighbours to the south. Very mercenary and very unsustainable.

The local plan that Arun drew up in 2003 talked of 130 new homes in Pagham. Most fair minded people thought that was reasonable. Recently Arun have given permission to build 130 houses north of Summer Lane and in addition to the Hanbury application there are further developments mooted for Hook Lane and Sefter Lane. Nearly 1000 houses in all. A huge jump from 130. These latter 3 proposals would compound all of the issues that I have mentioned above. In their application Hanbury state that their project 'will deliver wealth and prosperity to the local economy'. I suggest that the only people who would prosper and become wealthy through this development would be the investors

in Hanbury. This development, I feel sure, will only bring problems and misery to the established people of Pagham. The whole project is unsustainable.

Yours faithfully,

A large black rectangular box redacting the signature of J.D. Weston.

J.D. Weston

The Planning Officer,
Arun District Council,
Civic Centre,
Maltravers Road,
Littlehampton BN17 5LF

A black rectangular box redacting a line of text at the bottom of the letter.