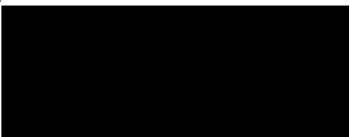


Neil Smith

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1 February 2017

Ass. Director Planning and Economic Regeneration
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Ref: P/140/16/OUT

Dear Sir/Madam,

I am writing to register my objection to the planning proposal P/140/16/OUT on the following grounds.

Unique character: We moved to Pagham some 6 years ago, and one of the main reasons for choosing to settle here was the unique character of the local area. The village has a distinctive feel thanks in large part to the layout of the roads, the open agricultural and green spaces, and the unusually large ratio of single storey homes that make up the majority of the area. The community has the feeling of a small village that would be completely destroyed by the submitted development plans.

Agriculture: One of the great joys of life in Pagham for the current residents is the abundance of wildlife that surrounds us - a wildlife that is sustained by the open, agricultural landscape that surround us. In a recent letter to residents Hanbury Properties state that the loss of agricultural land to Arun resulting from this development is 0.18%, which they refer to as a "tiny fraction". The problem with this reasoning is that development of agricultural land has a cumulative effect and the 0.18% here combined with the other "tiny" fractions of percentages on other proposed local sites will soon add up to a much larger, and more worrying figure. Once agricultural land is lost it can never be regained. In light of the continuing population increase, and our country's recent decision to remove itself from the EU it would seem wise for Arun to protect this valuable land in order to provide a sustainable source of UK produced food.

Traffic: At peak times the traffic through the village, and onwards towards Chichester is already at unsustainable levels. My journey to Chichester this morning took me 45 minutes, which is not unusual. My return journey just before lunchtime took a mere 10 minutes. Pagham Road and the B2166 were not built to manage the current volume of traffic let alone the huge increase that this development would bring. Furthermore, a single cyclist travelling to or from Chichester can cause

additional chaos and long tailbacks as there are very few places with clear line of sight to overtake. I fear that adding hundreds more vehicles to these roads on a daily basis will lead to the B2166 becoming even more of a local blackspot for accidents and lead to greatly increased travel times for everyone.

Placing an enormous housing, school and shopping development at the very farthest end of Pagham Road is surely the most ridiculous place to consider building? It means that every single one of those prospective new residents will have to drive through the entire length of the village on their way to and from work each day, ensuring that an already busy road becomes a dangerous place for my children to navigate on their way to school, or to the local parks.

Local Amenities: There are already several local convenience stores in the immediate vicinity operated by Tesco and the Cooperative, as well as excellent locally owned fast food outlets and cafes. There is a pharmacy, an optician, two dental practices, and a handful of other well liked local shops. There has been no particular local demand for further retail outlets, and the tiny handful jobs that would arise from additional outlets would not create a living wage suitable for someone looking to pay a mortgage on one of the houses on the new development, which further highlights that every new resident will have to drive along the same unsuitable B-roads to get to their place of work.

Hanbury Properties rather boldly claim that new “on-site local facilities will reduce the need for out-commuting”. I find it very hard to believe that the families living in the new development will choose to do their weekly grocery shop anywhere other than one of the large supermarkets in Bognor or Chichester.

The local doctors surgery is struggling to meet present local demand and would not be able to sustain the sort of large scale increase in residents proposed.

In conclusion, I strongly urge Arun to explore the use of all brownfield sites ahead of any consideration of development on agricultural land, and question the entire concept of large-scale development in any community.

Sincerely yours,

Neil Smith