

10 Harbour View Road  
PAGHAM  
West Sussex PO21 4RG

5<sup>TH</sup> February 2017

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



Dear Sirs

Re Planning Application: P/140/16/OUT

My objections to the proposed building in Pagham are based on the fact that I do not think that the plans put forward are sustainable for the local population of a small village, and that sufficient consideration has been given to the road infrastructure to and from the village.

**TRANSPORT:**

The plans for all three proposed sites show no improvement to the existing unclassified road into Pagham. Already the road is congested from 7am each working day and again from 5pm-6.30pm each evening. To reach the A27 between 8am and 9am takes about 45 minutes and to get to Selsey or Fishbourne almost 1 hour. That is with traffic at today's rate. No provision has been made for anything up to 2000 extra cars which could be the case should 1000 plus homes be built. Improving access to the A27 is no good if you cannot get to the A27 in the first place.

The unclassified road from The Royal Oak, Lagness to Pagham is not much more than a country lane and this is expected to deal with all the extra commuters who will have to travel to work, in addition to the extra large HGV's which Barfoots will be encouraging as they have applied for permission to enlarge/build a new packing plant.

The Royal Oak junction is a well known and documented accident blackspot and the winding road between the public house and Manor Nurseries is the scene of multiple traffic accidents on a too regular basis and has been a contributory cause of road traffic deaths in the past.

Has consideration in Arun District Council plans be given to the cumulative quantity of housing which is being proposed, ie. A minimum 250 houses at Sefton Road, 250 houses at Hook Lane and 400 houses at South of Summer Lane together with the already agreed 180 houses to the north of Summer Lane, or is each planning application being dealt with on an individual basis.

Having attended many local meetings in the past the total new housing to be built within a 1 mile radius of Hook Lane, Pagham, is over 1000 homes. When the Site 6 (Bersted) housing was proposed a new relief road was also built. More homes are proposed in Pagham so what is planned to deal with the traffic in Pagham?

#### EMPLOYMENT:

In Pagham/Rose Green apart from shops and public houses there is one local employer. Osborn Refrigeration. This is a small company.

Apart from that there is Church Farm and Barfoots – both seasonal. What employment opportunities are Arun District Council going to provide for local people who might not be able, or chose, to travel – even assuming they could access the A27. As there is no local employment more people and traffic will be commuting on this unclassified road?

#### SCHOOLS/HEALTHCARE AMENITIES:

Provision is made on the Sefter Road site and Pagham Road South site for schools. Why 2 schools and if it is decided that 2 schools are not needed what would the allocated land be used for- more houses to add to the 1200 already proposed?

Land is also allocated for residential homes – Hook Lane and South of Pagham Road – again if the land is not used for its intended purpose what happens to it – again more houses?

Has provision been made to provide health care arrangements ie. Doctors and Dentists etc. Nothing shows on the plans?

What additional shops and recreational facilities will be available for the new and existing residents following the building of the proposed 1200 new homes? There are currently very few facilities available in this area especially for younger people.

#### FLOODING

Pagham beach is being eroded away, which hopefully the planners realise, and not enough is being done to protect local residents even now. In recent storms the sea breached the bank at Pagham so will the prospective buyers of the intended 1200 homes want to buy houses that might well flood.

Pagham Road floods at its junction with Church Farm, Church Lane floods, Hook Lane floods along with various properties which have recently flooded in Hook Lane. The Hook Lane site has constantly flooded area as does the land South of Summer Lane. Why would you build on land that has a history of flooding?

We have recently had some rain (not torrential) and already all the proposed sites have large areas of land underwater.

#### LOSS OF FARMLAND AND OPEN SPACES

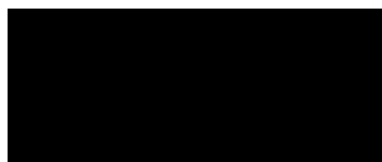
Barfoots are importing and packing vegetables from all over the world . They have built on vast areas of farmland with greenhouses and now the new proposed packing plant will also contribute to the dangers on the unclassified road to Pagham with many HGV's using this road . As this is land that is no longer available for growing produce we need to maintain our arable land now as we are leaving Europe and will need to be more self sufficient in the future.

Destroying all the open farmland and fields locally will do tremendous damage to the local wildlife.

Pagham has been unable to cut through the spit which has been building alongside the beach and it seems that the objections for cutting through the spit are partly based on the fact that wildlife will

be disrupted at the Pagham Nature Reserve. However, wildlife will be disrupted from the building of new homes on these proposed sites. Has any consideration been given to the effect on local wildlife on these proposed building sites?

Having put in writing my objections I look forward to your reply and I should expect an answer to my individual queries and not a generic "thank you for your comments" letter.



R P Stokes