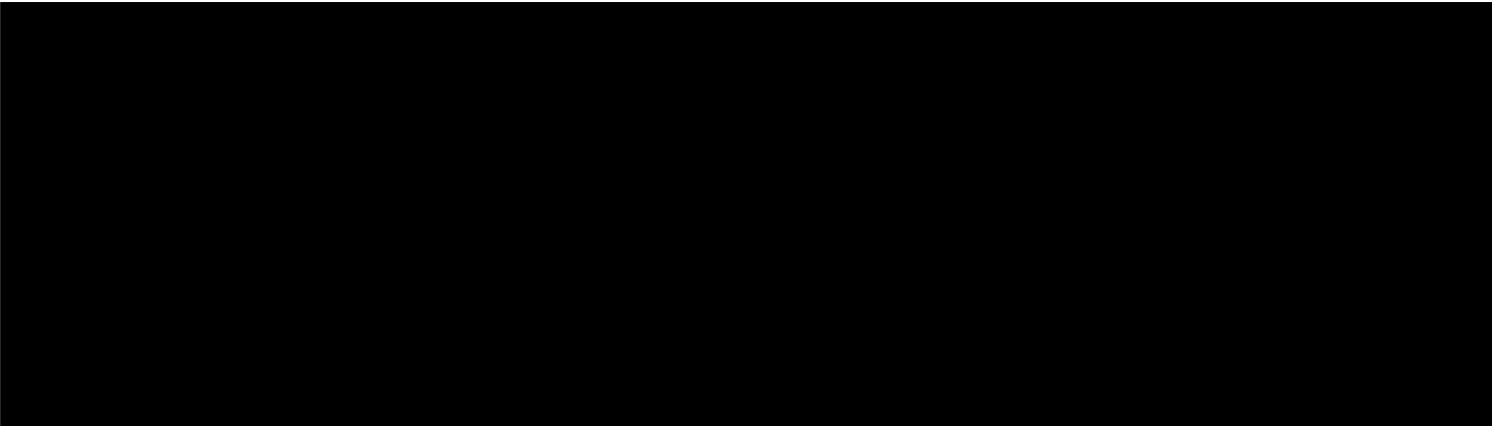






From: Sarah Freeman Smith 
Sent: 09 February 2017 17:26
To: Planning
Subject: P/140/16/OUT – Summer Lane, Pagham OBJECTION

08.02.17

42 Hook Lane

Rose Green

Bognor Regis

PO21 3PB

I wish to **object** to planning application P/140/16/OUT – Summer Lane, Pagham

The development would be unsustainable by reason of its location.

The site lies in the rural area and would involve the loss of high grade agricultural land.

Pagham Harbour nature reserve is deemed an 'internationally important wetland site for wildlife' which I note receives funding, in part, from WSCC and Natural England through DEFRA.

The proposed development would be literally one field away from the harbour bringing significant noise disturbance and light pollution to this rural area affecting bird life, bats and wildlife such as deer, which are seen in the vicinity.

If planning is granted I note that the Arun District Council Environmental Co-ordinator will require a financial contribution, from the developer, to the Solent Recreation Mitigation Project which I understand is in place due to the impact of new housing on bird/wildlife habitat.

Solent Recreation Mitigation Strategy

New housebuilding around the Solent will create additional recreational pressures which will impact on the three Solent Special Protection Areas unless mitigation measures are put in place. Drawing on extensive research, a partnership of local authorities and other bodies has prepared an interim strategy to implement those mitigation measures.

The Solent coast stretches from Hurst Castle (near Lymington) to West Wittering and includes the northern shore of the Isle of Wight. It is internationally important for its wildlife, with 90,000 waders and over 10 per cent of the global population of Brent Geese. Many of these birds travel thousands of miles to over-winter on the Solent.

The three Special Protection Areas (SPAs) were designated primarily to protect these over-wintering waders and wildfowl.

A substantial amount of housebuilding is planned around the Solent and this new housing is likely to have potential impacts on the SPAs. One of these potential impacts is increased recreational activity at the coast resulting from population increases associated with the new homes.

Increased recreational activity is likely to lead to increased disturbance to waders and wildfowl within the SPAs. Such disturbance reduces the birds' opportunities to feed which can mean they have insufficient energy to survive the winter or to complete their migratory journey to their summer-time habitats. If that occurred, there would be a reduction in the bird population.

I fail to understand why the environmental co-ordinator would find it acceptable to agree to development in this area, destroying and disrupting habitats in Pagham, provided money is paid by the developer to this project which has supposedly been set up to alleviate the problems around the Solent caused by developers in the first place??!!!!

Not allowing development is what will protect the wildlife. No amount of money will undo the irrevocable harm done.

Local charity Pagham Ponies Rescue will also be hugely impacted by these homes being built.

The increased traffic on the B2166 and surrounding roads, particularly at morning and evening rush hour/school drop off and collection times will be untenable.

Already there is a serious issue with the B2166 from Pagham to Chichester

There only has to be one cyclist on this to cause considerable hold- ups and tail backs as there is limited opportunity for passing safely on these winding, undulating single carriageways. In addition, we have agricultural vehicles and an increased volume of HGV's coming and going from the Barfoots site to contend with.

What consideration is being given to the additional amount of 'construction' traffic and delivery vehicles over a prolonged period through our village?

Congestion is already a huge issue around the Tesco's Express store.

One of the reasons for an application for residential development being **refused** by ADC on the Osborne Refrigeration Site in nearby Seftor Rd, Pagham in 2006 was as follows:

'On the basis of the information available the Local Planning Authority is not satisfied that the proposed development will not have a detrimental impact on

the capacity of the local road network. The proposal is therefore contrary to

policy NE17 of the West Sussex Structure Plan'

400 houses off Summer Lane together with traffic from potentially a further 600 houses in Hook Lane and Sefter Road will absolutely have a 'detrimental impact on the capacity of the local road network' so why is it even being considered?

Sarah Freeman Smith