



Lt Col (Ret'd) PA Pocock ARRC BEd (hons)
11 Church Lane
Pagham
PO21 4NS

Development Control
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

14th February 2017

Dear Sir,

Re. Planning application P/140/16/OUT (Pagham Road South) – Landscape & Visual Impact Assessment (Dec2016) Ref DLA/1731/RPT/01/Planning Issue

The above visual impact assessment provides great detail on the views from all sides of the proposed site, but no mention is made of the mature trees that will be felled on the eastern boundary to make way for the two entrances into the site and the re-siting of the bus stop. I estimate that about 15 trees will be sacrificed. This is wholly unacceptable and must not be allowed.

There is already vehicular access to the proposed site via the existing concrete road that runs east west across the plot. Why are two new access road needed? The northern and southern parts can still be separated – if that is what is required, by two roads coming off the existing one.



Yours sincerely,

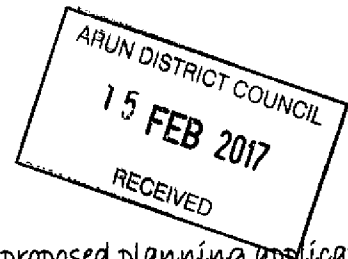
Peter A. Pocock ARRC BEd (hons)
Lt Col (Ret'd)

Mr. Rami S Holzman 4 The Green PAGHAM West Sussex PO21 4RZ

10 February 2017

Reference PLANNING APPLICATION - P/140/16/OUT

Dear Sir/Madam,



I wish to voice my concern and officially lodge my objection to the above proposed planning application in Pagham.

I feel that the proposed building of a large number of residential dwellings on this site is objectionable for the following reasons -

This, along with several other planning applications including another large number planned under application P/140/16/OUT would mean hundreds of new homes being constructed in an area that simply cannot sustain it.

TRAFFIC -

The current amount of traffic within the village is increasing and with that the dangers of traffic accidents and incidents involving cyclists and pedestrians not least the elderly, of which there is a large population, and children. The Lower Pagham Road is currently a B road and intended only for light traffic and as such not suited to the ever-growing lorries, vans and cars travelling to and from Chichester and the surrounding areas. It is also a designated cycle path but riding on this road is extremely dangerous and results in tailbacks and congestion as the road is simply too narrow to allow for the safe passing of cars around cyclist. I am a keen cyclist but even though it is a stunningly beautiful ride I feel it is far too dangerous a route to cycle on.

A development of this size means the addition of hundreds of vehicles which will make our roads more likely to develop serious pot holes and damage which the local councils do not have the funds to repair or replace. With increased flooding and the addition of many more cars and vehicles our local roads are currently in a bad state of disrepair with large pot holes a danger to motor vehicle users and especially dangerous for our cyclists.

Will there be car parking facilities for all the additional vehicles in this development or will we be forced to bear witness to cars, vans and the like littering the roads? Cars and vans currently park part off and part on pavements as it is around here. Resulting in footpaths becoming impassable for wheelchair users like myself, pushchairs, and prams. The wheels resting on our grass verges make them unsightly.

FLOODING -

Over recent years Pagham has had ever increasing issues with flooding including the fields on which this site is proposed! I feel that it is inappropriate to construct homes on areas of high flooding which will only lead to misery for home owners in the years to come along with the prospect of higher home insurance and loss of personal possessions etc.

STRATEGIC GAP -

The proposed areas for development are in strategic gaps which in normal circumstances are designated NOT to be built on.

SUSTAINABILITY -

The size and placement of the development means an increase in population of this once small, peaceful seaside village, which will be unsustainable. Where are all these additional people going to work? If they can work, then this increases the amount of benefits needed to sustain them from an already over stretched local budget. There simply aren't the jobs, schools, dentists, doctors etc. in this area to sustain such an increase in population. It is unfair to the locals here who are currently struggling and for whom they may never be able to afford to purchase a home in the area in which they have lived for some time. To then see people bought in from London (as often happens when social housing is built) and for others who have no local ties to the area, to come and purchase homes is unfair.

AGRICULTURE -

The fields in this area are some of the best agriculturally in the country due to the excellent soil quality and light; and have provided prime vegetables and fruit for the country for many years. They provide employment opportunities for many in this area and the loss of these fields will reduce employment and the provision of excellent quality, home grown produce. As we enter a period of great uncertainty with our exit from Europe we should be conserving our Grade 2 farmland. Once these fields are gone we will have less and less ground on which to grow food and provide UK grown produce.

SCHOOLS -

Nationally there is a shortage of space in our schools. Whilst there are plans to construct primary schools there are no plans to construct secondary schools. How would the education department in this area cope with an increase in children needing primary, secondary, and further education facilities with such a large number of houses?

DOCTORS -

There is a shortage of doctors in this area at present and this is unlikely to improve in the future. This results in patients either facing weeks to get an appointment, not visiting a doctor or worse, clogging up the local hospitals Accident and Emergency departments with routine or minor issues which should be dealt with at a local level by a General Practitioner. I am a disabled woman facing an uncertain future with several chronic health conditions, it is almost impossible to get an appointment and so I often do not visit my doctor when I should. With no provision for new GP surgeries in these plans where are all these hundreds or thousands of people going to register for GP services? How long will the waiting times increase before we will be able to get a GP appointment? This area has a large number of elderly people which means that services are already stretched. I feel that it is ethically wrong to place an increased burden on our already overstretched GP services in this area when better solutions are available.

DENTISTS -

There are currently no NHS dentists in this area that have available space for new patients. Where might these people register to see a dentist? Or are we to see people living in agony with dental problems or worse there appearing at A & E departments again clogging up our local hospitals?

HOSPITALS -

Local hospitals such as St. Richard's hospital in Chichester are currently buckling under the weight of increased populations in this area and more housing will cripple us. As with GPs, getting a hospital appointment is extremely difficult and you are often forced to wait for weeks if not months before a consultant can see you; if you require surgery or investigations you face a great deal of uncertainty and anguish as you wait for appointments to become available.

WILDLIFE -

Pagham has a great deal of wildlife of which we should be protecting for ourselves and future generations. Including rare birds especially those at the RSPB nature reserve. Birds, animals, and insects contribute to the mental wellbeing of residents and contribute to the farmlands and to better air quality. The impact on the local environment will be huge, there appears to have been little or no thought to our wildlife or the impact many months of building work will doubtless cause.

The proposed site on prime grade 2 agricultural land means the destruction FOREVER of land which we need to grow produce to feed our families now and in the future for our children and their children. Once this has been built upon we will have lost that resource FOREVER.

The use of Brown Field sites to construct such large developments makes better financial, ecological, and sustainable sense. One such site is the disused airfield in Ford which has laid empty for many years. This site has the potential to sustain a large number of residential homes along with the essential infrastructure such as a doctor's surgery, schools, shops, and open spaces that create harmonious towns and villages. This leaves areas such as Pagham to continue to be wildlife havens, with less strain on their local resources and less strain on local councils as the roads are constructed by developers and no expensive reconstruction and maintenance would be needed to bring our local roads up to the necessary standard to withstand the increased traffic volumes which will be seen if this plan (and others like it) is approved.

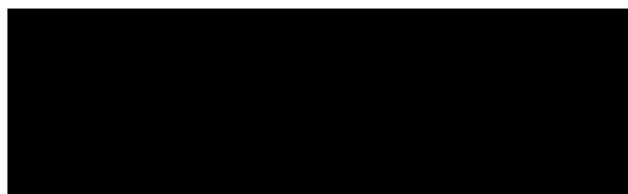
I find it extremely upsetting that the council has not seen fit to put in place a proposal for forward planning of developments in this area to protect us from an ever-increasing number of developments which look likely to swallow up our small communities and turn us into nothing more than one continuous housing estate with no land on which to grow fruit and vegetables and no clean air with which to breath.

Whilst I understand that a certain amount of new homes must be built, I believe that this number was originally staged as 130 homes by the PPC. The numbers required in this area do not fit with the numbers needed. There are approximately 12 families on the waiting list for homes in this area meaning that the vast majority of people moving here are not going to be from this area. There appears to be no provision to enable local families to purchase homes at a reduced rate (as is done in other areas of the country and indeed in other local villages) thus allowing people who have grown up here to remain here should they wish to. It is likely that the vast majority of these homes will be large dwellings or so expensive as to be prohibitive to locals purchasing them with salaries required to purchase the smallest of those planned needing to be around £40,000 per annum. This leads me to believe that these properties will be purchased by wealthy outsiders who will either use them as holiday homes, work in cities away from here and thus will not be supporting our local economy or be snapped up by wealthy investors who will charge high rents, again which our local community may not be able to afford.

With fewer fields there will be fewer jobs.

The council needs to look at the entire picture and be advising developers of other sites, such as those outside of the South where land is expensive and growing increasingly scarce due to over development, and ensuring that the needs and wishes of those that elected them are being taken into consideration. Once those fields are gone - they are GONE!

Thank you for taking the time to read this letter I understand that it is a difficult decision to make.



Miss Kerenza C Holzman 4 The Green PAGHAM West Sussex PO21 4RZ,

8 February 2017

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