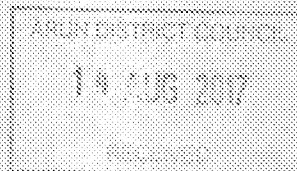


74 Pagham Road
Pagham
BOGNOR REGIS
West Sussex
PO21 4NW



10 August 2017

Mr D Innes
Planning Department
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF

Dear Mr Innes

RE: Planning Application No: P/140/16/OUT
Land South of Summer Lane & West of Pagham Road, Pagham

Further to our telephone conversation this morning, I write with regard to the amendment to the above Planning Application dated 3rd July 2017 relating to:- Submission of additional drawings and revised Cumulative Transport Assessment, and thank you for sending the details of the amendments.

Having trawled through the 100+ pages on the ADC website detailing this amendment I wish to make further representations. Before I list my concerns, I should say that I read through the developers' report with a certain amount of scepticism having heard that recently they have tried to purport that there has been no evidence of geese using this farmland. Having lived in Pagham Road for 33 years overlooking this proposed site I can assure you that this is not the case and enclose photographs of flocks of geese on the land taken in 1999, 2001 and 2003. One of the photos is taken from the public footpath leading down to Pagham Harbour on the proposed site looking towards St Thomas A' Becket Church (which can be seen in the background) and the other two show flocks of geese on the fields in front of the barns on the proposed site. Various farmers have grown their crops on these fields over many years having to use 'bird scarers' to protect their produce - clearly evidence of feeding birds on the site. Much of the land is adjacent to Pagham Harbour Nature Reserve, a Site of Special Scientific Interest, which provides roosting, feeding zones and green corridors for local wildlife and completely inappropriate for housing. As the developers have tried to deny the existence of geese on these fields, I wonder how many other inaccuracies may be in their reports, hence my feelings of scepticism.

I completely disagree with the conclusion in the Transport Assessment that the impact of this development on the local highway network is not significant, and is able to be accommodated. This development cannot be accommodated in highway terms and the cumulative developments in and around Pagham cannot be accommodated on the local highway network.

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This particular site is the least accessible of all the proposed Pagham sites as it is south of Nyetimber village and any resultant increased traffic from the site would need to pass through Nyetimber village to leave Pagham. The already severely congested stretch of Pagham Road by Nyetimber Post Office is too narrow and cannot be widened with the existing buildings on either side. Furthermore, parked cars are located here as the parking is vital for local elderly residents to visit the Post Office and local shop. This proposed development therefore does not have good connectivity to the surrounding transport network, and the impact would be significant and cannot be accommodated on these country roads and unclassified roads. Over the past 40+ years I have seen our local country roads around Pagham become more and more congested. Already the traffic is at a standstill at commuter times and extra traffic inevitable if the development were to be approved, could not be accommodated.

After reading the Travel Assessment I still believe that this proposed site is not sustainable. The travel plan measures are insufficient as the site is inaccessible to the local network, let alone the wider highway network. A suggestion in the report for drivers to choose alternative routes avoiding Lagness and the Lower Bognor Road is not possible as all other routes are also heavily congested. Besides, those wishing to commute for employment on the Manhood Peninsula including for the schools in Mundham, Sidlesham and Selsey, need to travel via Lagness from Pagham, Aldwick and West Bognor.

The cumulative developments around Pagham are not sustainable for umpteen infrastructure reasons and I don't feel this amendment with the Transport Assessment allays any fears regarding accessibility to the transport networks. Development on this large scale would turn Pagham into a 'mini town' necessitating out commuting for employment. Our local network of country roads would simply be unable to accommodate such a huge increase in volume of traffic.

I completely disagree with the developers' Travel Assessment conclusion that there are no transport related reasons why the development at Pagham should be refused planning permission. For all the aforementioned concerns, I would strongly recommend that this proposed development, the subject of the above Planning Application, be refused. Let alone the inaccessibility, the site is inappropriate for numerous reasons, not least its close proximity to Pagham Harbour Nature Reserve which would be greatly impacted. Other far more suitable sites within Arun District Council's area should be explored, especially at a time when brown field sites are available with easy access via 'A' roads to the transport network, unlike in Pagham. Also, prime agricultural land will be lost for good if these planning proposals are agreed. Please take into account the relevant concerns of local residents living within this area who see and experience on a daily basis the traffic levels, and then refuse this ill-placed Planning Application.

Yours sincerely


Diana Orde (Mrs)

The first part of the report deals with the general situation of the country. It is a very interesting and informative study of the country's development. The second part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The third part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development.

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The tenth part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The eleventh part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development.



Re: Planning Application:
P/140/16/OUT
Geese on the Proposed Site
In 1999



Re: Planning Application:
P/140/16/OUT
Geese on the Proposed Site
In 2001



Re: Planning Application:
P/140/16/OUT
Geese on the Proposed Site
In 2003