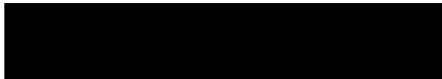


COMMUNICATE

Skills Training in Medical English



106 Pagham Road

BOGNOR REGIS

W.Sussex PO21 4NN

26 January 2018

Associate Director Planning & Economic Regeneration
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON BN17 5LF



Dear Sir

PROJECTED HOUSING DEVELOPMENTS, PAGHAM

P/134/16/OUT Sefter Road;

P/140/16/OUT Pagham Road;

P/6/17/OUT Hook Lane;

P/25/17/OUT Church Barton House

So much of what has been written on the subject of housing development in Pagham has centred on the now - what is the prospect for the massive building programme over the next 5-10 years?

Pagham is a fragile environment totally unsuited to blanket housing development in waterlogged fields. The outline plan for the most southerly site gives no overview of its proximity to the threatened coastline, where the government is frequently called on to shore up the sea defences.

With a frequently high water table and unpredictable and challenging weather patterns, flooding from the sea or from inland waterways is a distinct possibility. Yet it will take just one significant flooding incident to throw the building schedule into disarray, to leave houses unsold, or to render those that have been sold unsaleable in the future because they cannot be insured.

This will be set in the context of gridlocked roads, overflowing sewage outlets, poorly designed medical & educational services which are impossible to staff, minimal employment opportunities, and disregard for international wildlife agreements covering Pagham Harbour. Those profiting from the development will have totally degraded and impoverished a viable and vibrant community, as the organisation PAGAM has tirelessly demonstrated.

Ten years hence? Not the planners' image of an idealised garden suburb reproduced online, but a wrecked parish from which all profiteers will have long since distanced themselves with no forwarding address – a trauma for Pagham with no guarantee of recovery.

Is it really too late to avoid a planning disaster?

Yours sincerely

Angela MacTavish, MA