

*8 Harbour Road
Pagham
Bognor Regis
West Sussex
PO21 4TG*

Planning Department,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
LITTLEHAMPTON,
West Sussex,
BN17 5LF

27 April 2018

For the attention of the Chief Planning Officer

Dear Sir/Madam,

re: Proposed Developments at Pagham – Planning Reference Nos. P/25/17/OUT and P/140/16/OUT

I am attaching herewith correspondence prepared by the Pagham & Aldwick Greenfields Action Movement dated 16th April 2018. It may well be that you are already in possession of this correspondence. I have carefully read and studied the information contained therein and 100% support all their reasons for their proposed objections to the two planning applications referred to therein and totally support their reasons for the refusal and very much hope your planning committee will be in agreement to refuse these applications.

I have lived in the Pagham area for over 70 years and have personally resided in Nyetimber Lane, Pagham Road, Rose Green Road, Gossamer Lane, Barrack Lane, and presently reside at the address shown at the top of this letter. Over these many years I have watched the areas of Pagham, Aldwick and Rose Green expand enormously into one large development as opposed to the original isolated village areas they once were. Some of the developments which have taken place are good and some are not so good, but I am of the opinion that enough is enough.

The addition of some 500 more homes would, in my opinion, be unsuitable for the existing road infrastructure out of the area to Bognor Regis and Chichester. In the past there have already been a number of accidents, some of which have been fatal.

I am also writing to support my daughter, Miss P. Hilton who resides at "Meadowsweet", Summer Lane, which is the closest property to the proposed development and I am writing in support of her objections which you have already received. At the present time she enjoys views to her south and west elevations of open plan farm land extending in both directions for almost half a mile and covers the area of the proposed applications. Should the developments be allowed, her views in both directions would be completely restricted to looking out over the housing developments and this would seriously affect the value of her property. Should the developments be allowed, serious consideration would have to be given to offering her some sort of compensation.

I conclude by hoping that the planning committee seriously consider the points I have raised and will find the planning proposals unsuitable for this area.

Yours faithfully,



C. Eng., M.I. Struct. E., F.F.B.



CRITICAL APPEAL TO RESIDENTS OF PAGHAM RD., CHURCH LANE AND SUMMER LANE

PAGAM (Pagham and Aldwick Greenfields Action Movement) 16th. April 20

We are personally delivering this message to you as time is of the essence to send in further letters of objection regarding the proposed developments in Pagham, specifically for you the Pagham Rd. development P/140/16/O and the infill Church Barton House P/25/17/OUT that potentially exceed 500 homes, school, medical centre, c home etc.

If these go ahead then the reality will be that you will probably look out over a housing estate and not the beautiful views you once had. Further, the value of your property could possibly fall as one of the best selling points for a property must be the natural vista

PAGAM has battled for the last 2 years either visibly or in the background to ensure that you have all been kept abreast of what was going on with regard to developments, Arun's Local Plan and the total disregard for our village's own Nature Reserve, let alone the collateral damage to our infrastructure, roads, farming and the lack of reasonable paid employment etc. But we have no intention of giving up our role of information providers and researchers to find out what is really planned for our village.

BUT, we are only as strong as the people we strive to support, you the residents ... ultimately it is your letters that can drive home your thoughts and deliberations to Arun District Council, yet out of 107 dwellings in Pagham I Church Lane and Summer Lane (not all with a direct view of the fields) we can only contact 27 by email. We know that it is unfair to assume everyone has a PC but we have advertised in Sussex Views, are heavily supported by Bognor Post and are contactable by phone (not forgetting the plethora of posters that you see) and would welcome that additional communication to let us know we are getting information to you.

We would love to believe that every household in Pagham would write letters of objection as that would be a real "game changer" but our sights have had to be set lower. Remember we are not against housing per se but the location is unbalanced and prejudicial to Pagham and the affordability is irrational, first time buyers will find it again a market that is not interested in their predicament ... our sons, daughters, grand children, all a disadvantage.

Write letters thinking about the points we raise below for your guidance, but copy that objection to your local Councillors at Arun District Council level, let them know your strength of feeling i.e. Dawn Hall and Ashvin Patel. Dawn is on various committees within Arun including the all important Planning Development Control Committee, they need to know how YOU feel about this desecration of your village. Arun do not live here, we do!

The number of objections still carry weight, 100 objections no big deal but if we could hit 3000 (we've got through the 2000 barrier) it would help to prove your resolve and determination by insisting that local people have a democratic right to be heard, consulted or involved rather than being completely ignored whilst developers empty their monetary coffers and ride off into the sunset.

Consider some of the following criteria overleaf which you may not have addressed before, noting that it has to be in your own words and ALL people in a household can write and copy as separate objections.

- Based on developers predictions (so we cannot be seen as biased) if the 4 developments were to go ahead ~~can be approximated~~ and 31% of invertebrates will have dogs and 20% cats (see Note 1) the Kestrel ~~will keep on killing~~ increased numbers of humans and dogs as all that will happen is the birds will be displaced and the Reserve will lose part or all of its accreditation. Remember that the Reserve is accessed from the Sidlesham 'side' which has its own development problems in Selsey etc. giving cumulative number of visitors with figures of 150,000 to 250,000 yearly depending on the official source. Also having so many houses extremely close to the Reserve will see cat predation take place on the main ground nesting birds that frequent the area as well as hedge roosting varieties that might be relying on the boundary mitigation as protection, quite the opposite.
- It is very doubtful that Pagham Rd. along its length will be improved as it is the responsibility of WSCC developers only have to contribute to junctions that 'may' go over capacity due their development not the actual road itself, an example being the Pagham Rd. junction with the Lower Bognor Rd. B2166 at the Royal Oak which we all would agree is dangerous but WSCC have found that as some of the land required is not available, then they may move the mitigation monies that would have funded this junction to the A259 so the Royal Oak junction will live on in notoriety. We can also look forward (!) to the opening of Chichester Free School shortly which at full capacity will accommodate 1260 pupils of age groups 4 to 11, the majority of which may be transported by car exacerbating a particularly severe junction onto the A259, its fairly predictable queues will increase and air pollution will also suffer as a result. This school unusual does NOT have a catchment area so pupils could be brought in from anywhere. (See Note 2)
- All of the sites (except Church Barton House) pass allegiance to the concept of a school, ambulance station, care home, scout hut etc. within its development, but in reality most of these will be discarded, only acting as 'sweeteners' in word only, falling back to increased development to fill in the gaps with more housing. Remember only one 2FE school is required for the Pagham area, not three.
- Infrastructure we are all too aware of, but remember the link between Grade 1/2 agricultural land (capable of multiple crops in 1 season) and employment, and the provision of self sustainability of this country providing its own crops and salad products, the Marlow Peninsula has some of the highest light levels in the country and produces almost 10% of the countries salad produce building on these fields is completely illogical unless you are Arun whereby it is perfectly acceptable (the Governments Planning White Paper, the National Planning Policy Framework Paragraph 112 does not agree)

These are just some of the issues we ask you to consider and object to in your own words, but remember that all letters must be in by 30th April as the planning meeting is on the 9th. May. Below are the addresses of our 2 Arun District Councillors who have not necessarily had the benefit of your protestations yet, so please use this opportunity to speak out

Cllr. Dawn Hall 22 Sea Lane Pagham PO21 4UL

Cllr. Ashvini Patel 4 Longwell Lane Adwick PO21 4AN

Remember that the big decisions over these housing developments will be taken by the Planning Development Control Committee at Arun District Council which comprises 15 councillors in total, 12 Conservative (plus vacancy) 1 Lib. Dem. and 1 Independent, and I'm saddened to say this is NOT democracy but a foregone conclusion ... the question is, who will agree with us?

PAGAM have never sided with any political party but we fail to see why councillors are not prepared to speak on behalf of the people who voted them in, rather than the party whips that are "used" at Arun.

Finally, worth remembering the RSPB's motto **"Give Nature a Home"** (not take it away, our comment)

Note 1 Referenced from Chichester planning appl. for Arda Selsey SY14/02186 Aspect Ecology EC003755

Note 2 Referenced from Chichester Free School website 8th. April 2018

From all PAGAM committee members, with the support of Pagham Parish Council

www.pagam.uk email info@pagam.uk