

[REDACTED]

From: Sue Bowley **On Behalf Of** Planning
Sent: 30 April 2018 08:34
To: Planning.Responses
Subject: FW: Letter re Pagham planning applications

Sue Bowley | PA to Director of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37533 | External: +44 (0) 1903 737533 | E-mail: Sue.Bowley@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: [REDACTED]
Sent: 29 April 2018 12:13
To: Planning
Subject: Letter re Pagham planning applications

I attach my letter of objection to planning applications at Pagham and would be grateful if you would confirm receipt.

Rgds Linda Skinner

**11 Larchfield Close
Grange Park
Aldwick
W Sussex
PO21 4RB**

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

28th April 2018

Dear Sir or Madam

**REF: P/134/16/OUT
P/6/17/OUT
P/140/16/OUT**

I wish to object to the original and amended planning applications for the above sites for the following reasons

1. Good quality agricultural land

This area is shown on Natural England's map for London and the SE as having the best agricultural land in the region. The sites have been cultivated for many years and are situated in an area with a micro climate, fertile soil and where a major food distribution centre is already in place.

2. Highways and Transport

The A27 is unfit for purpose and creates pinch points on local roads, which are single lane and also unfit for current traffic use. The Lower Bognor Road B2166 has experienced flooding again this winter, despite measures taken to alleviate this. Any development will place extra pressure on this road which WSCC have already admitted is over capacity. There have been several accidents on the Pagham Road with the latest being last week.

3. Infrastructure

Infrastructure in the area is very limited and unable to cope with the present population. Proposed improvements by developers so not appear to be followed through e.g. proposed Dr's surgery at Bersted was not built but replaced by housing., It appears that developers at the above sites already want to replace promised infrastructure improvements with housing.

4. Flooding and Drainage

This area was badly affected by 2012 floods and some of the fields have been waterlogged and flooded during this winter. As I understand it the drainage ponds at site 6 did not operate as planned despite assurances that they would be effective. It would also appear that these drainage ponds are not being maintained, who is responsible for this? Southern Water have also expressed concerns re capacity at these sites.

5. Environment

The site falls within the 5K buffer zone set up by Arun to protect Pagham Harbour. I understand that these zones are vital for roosting and feeding migrating birds and are a rich habitat for all wild life.

No one knows **if mitigation** or as a last resort **compensation** will affect the bird population which according to RSPB is starting to increase following a decline in numbers. Many of the birds are ground nesters and are very sensitive to disturbance. How do you mitigate against dog walkers and more importantly cats and traffic.

6. Housing Numbers

Arun has allocated most of its housing to the west of its area on arable land with poor infrastructure, inadequate public transport link and an overburdened road network within the 5K buffer zone that they set up to protect Pagham Harbour.

Government Policy dictates brown field sites before green and Arun should look again at its housing allocations.

Yours sincerely

Lynda Skinner