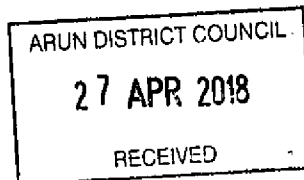


Assistant Director of Planning and Economic Regeneration
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25th April 2018

Dear Sir

Application Ref: P/140/16/OUT – Sefter Road, Pagham – additional 30 houses

Further to my objection dated 5th January 2017 I wish to reiterate my opposition to the Sefter Road development plan and the additional houses being put forward. The development is still outside of the Built Up Area Boundary where development is not acceptable in principle and it is in a strategic gap.

At the heart of the NPPF is a presumption in favour of sustainable development with three dimensions for the planning system to perform a number of roles.

The original offer to include land for 1FE primary school was always a tentative offer as is the scout hut and Ambulance Response Post. Although responding to local need they are only providing the land not the buildings. Who will pay for them and build them with the current cut backs imposed on Councils and will there be more houses put forward in the future? I suggest that these buildings may very likely not be built, where then is the social support for to access local services for health and cultural well-being for present and future generations?

The economic role of a development should be to contribute to building a strong economy. Arun has already recognised the high proportion of elderly living within the District and has identified it as a key challenge within the emerging Local Plan. The Plan recognises that the District has a below average proportion of working age residents. Conclusions drawn is that workers will commute in and out of Pagham, thereby creating more traffic on already congested roads. Does that contribute to a low carbon economy?

Losing any Grade 1 agricultural land surely is very irresponsible, we will never get it back. We need to be self-sufficient and not have to rely on imports in these uncertain times. We should build on brownfield sites and protect agricultural land.

Flooding is a major issue for all proposed developments in Pagham, as is the infrastructure, the roads, Dr's and schools are all nearing capacity. The run off from fields and roads is already a problem for the village and if the Rife is not maintained, which it hasn't been for years, we will suffer much more flooding in the future. With no firm statement from Southern Water, can our sewage plant cope with 280 houses in addition to the 130 already agreed for the village and a further 750 awaiting planning permission. The need to adapt to climate change surely is not helped by laying down concrete over ground which is already prone to flooding. That is not protecting or enhancing our natural built and historic environment.

The disturbance to wildlife in particular with the recent sighting of bats in Sefter Field and Rose Green is very worrying for all of us who care about our countryside's health in the future.

The emerging Pagham Neighbourhood Plan must be considered a material consideration for any new development. The policies contained in the Plan have been created to meet the development needs of the village following a full consultation with the residents and should be taken into account. The 130 houses originally proposed and agreed to should be enough! Any further large scale developments will not be sustainable for the village of Pagham.

I believe this development should not be considered in isolation but looked at in conjunction with the additional developments of 750 homes being considered and the impact all four developments will have on the village.

I therefore **strongly** object to the proposed planning application for the reasons above.

Yours faithfully


Jane Collins