

29th April 2018

P/134/16/OUT; P/6/17/OUT; P/140/16/OUT; P/6/17/OUT

Dear Sir/Madam

I wish again to object in the strongest terms possible to all the above housing proposals.

The fact, that for the most part, it is proposed to build on prime agricultural land is in itself scandalous but with BREXIT we will need all the good agricultural land that we have especially with our rising population. We currently import far too much of our produce and our farmers need to be supported. Have you forgotten the broccoli shortage last year when imports were needed but not available? Why are you not considering the Brown Field sites in the area, such as Ford? The National Planning Policy Framework Paragraph 112 states **"Local Planning Authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is deemed to be necessary, Local Planning Authorities should seek to use areas of poor quality land in preference to that of a higher quality"**

Next is the fact that the proposed houses will have a dramatic impact on the local eco system, including the accredited Pagham Harbour Nature Reserve, the jewel in the crown of Pagham; with more development comes more cats and dogs, predators to ground nesting birds, putting them more at risk, with fewer hedgerows and less protection that they are used to being removed. We will see a decline in our wildlife which will suffer from creeping urbanisation.

I know the country needs more housing but not the proposal of more than 1500, which incidentally seems to have grown from the original plan. Pagham and surrounding area is a quiet cul-de-sac in the west of West Sussex, with infrastructure to match. It does not have the jobs to support the residence of this number of houses so most will have to commute to Chichester and beyond. The existing will not be able to cope with the likely number of extra vehicles that will be generated. The extra lorries alone coming and going from Barfoots are already causing problems lorry leaving one fearful regarding being run off the road as their width takes up their own side of the road and at times straying onto the opposite carriageway - there are tyre marks in many places along the verge where vehicles have needed more road width than there is allowed. This is before the impact of the New Chichester Free School at the Convent Building, Hunston Road which will add to the traffic in the area with up to 1260 pupils when open, thus adding to an already busy link between Pagham and the Whyke roundabout A27 junction.

If this isn't bad enough I now move on to the subject of flooding in the area. Hook Lane is the most controversial of the three proposals with its long standing surface flooding issue. I understand an independent surveyor has dismissed the developers proposals for sewage and drainage disposal as woefully inadequate. Pagham Road drains are now barely able to cope at times of heavy rain, over 1000 extra homes will compound the flooding anxieties for residents previously flooded. Taking into account the flooding issue from the sea with the Pagham Beach situation and the spit there are real concerns that must be considered.

Finally, Chichester Hospital, the GP surgeries, and local NHS dentists – mine is currently not taking on patients as they are all at capacity: where are you going to get people to staff these facilities? The hospital is not taking on staff; I was told by a doctor 'there is no money', small procedures like cataracts, skin tags and others are not now routinely owing to the shortage of money. Adding extra people to the area will only exacerbate this situation.

Please take note of these very real concerns and treat us Pagham folk fairly, apportion these proposed building developments throughout the district and don't just dump developments in this outer corner of Arun. Long term there may be regrets when grid lock on the roads occur, flooding occurs, sewerage problems occur as capacity has nearly been reached and wildlife and the eco system has been decimated.

Yours faithfully

Steven Bass

1 Downlands Close

Nyetimber

Pagham

PO21 3QA

