

74 Pagham Road
Pagham
BOGNOR REGIS
West Sussex
PO21 4NW

8 July 2018

Mr David Easton
Planning Officer
Planning Department
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex BN17 5LF



Dear Mr Easton

RE: Planning Application Nos:
P/140/16/OUT- Pagham Road (Hanbury)
P/25/17/OUT - Church Barton House, Pagham Road

I write to express my continued concerns regarding the above Planning Applications, both alongside Pagham Road.

Arun District Council has not allayed my fears regarding such proposed large scale development in the Pagham area. The Council's responses to the Planning Inspector's concerns about the proposed Local Plan, as well as the dubious reports and assessments from the proposed developers for these two applications, who incidentally are based some distance from Pagham, do not address the issues specifically in Pagham. Whereas ADC have a legal obligation to take the views of local people into account, they appear to disregard this obligation as they continue to favour the developers' views whose mitigation continues to be flawed across many aspects, not least the applications close proximity to Pagham Harbour Nature Reserve.

This close proximity to Pagham Harbour Nature Reserve in respect of these two planning applications should not be so readily dismissed by ADC. Pagham Harbour is of International Importance and draws tens of thousands of visitors every year according to statutory bodies. ADC should be seeking to protect and enhance this asset rather than threaten it. The fields along Pagham Road have always acted as a buffer zone between the Harbour and the village as well as providing essential foraging for wintering geese. This would all be lost if large housing estates were to be built here. As specifically evidenced in the enclosed copies of photos which I have previously submitted to ADC, flocks of geese can be seen, not merely on the edge of the proposed sites leading down to the Harbour, but also on the far side of Site P/140/16/OUT alongside Pagham Road. The housing can be built elsewhere but the Harbour cannot be moved. The proposed housing will devastate the wildlife habitats that have been there for thousands of years.

Pagham Harbour's wetlands have earned it the worldwide status of a Ramsar site, as well as European and British environmental protection. If these planning applications were to go ahead, ADC would be totally disregarding Pagham Harbour Nature Reserve. The effect of the large number of houses within these proposals, in such close proximity to the Nature Reserve, could well displace the birds and other associated wildlife, with the Reserve then losing its accreditation.

The RSPB, Sussex Wildlife Trust and the Sussex Ornithological Society have all made written objections to these plans because of their close proximity to Pagham Harbour, and hundreds of local people have also made similar objections. ADC has a legal obligation to take the views of local people into account rather than just dismissing the SOS household survey even though it was the only available document with clear evidence of Brent geese using the sites. The mitigation being proposed to offset this irreversible damage has been studied very carefully by the organisations who have objected to the planning applications, and they have found it to be severely flawed.

Apart from the close proximity to Pagham Harbour Nature Reserve, such large scale housing development on prime agricultural land is beyond belief, especially bearing in mind that 10% of the country's crops and salad produce is grown on the Manhood Peninsula. It is indefensible to disregard this agricultural land for housing, especially when other accessible brown field sites within the ADC area are available. This prime agricultural land would be lost for good.

Apart from their close proximity to Pagham Harbour, the P/140/16/OUT and P/25/17/OUT Sites are the least accessible of the proposed sites. In terms of accessibility to the highways network, all extra traffic from the suggested 500+ homes from just these two sites, would have to pass through Nyetimber Village along our country 'B' roads from Pagham. These roads are already heavily congested at commuting times without increased levels of traffic associated with these proposals. Our local network of country roads would simply be unable to accommodate such a huge increase in traffic volume. Pagham is not in close proximity to the highways network unlike other available ADC sites which have easy access to the A259 and A27 as well as the train network from Ford, Arundel and Littlehampton stations. Pagham is only accessed via country 'B' roads. Again, the developers' transport assessments and proposals are also flawed as they do not address this issue. The complete lack of infrastructure in the Pagham locality for such large scale development adjacent to Pagham Road together with the cumulative effect of the neighbouring housing proposals for Hook Lane, Sefter Road and Chalcraft Lane developments, are utterly unsustainable for numerous infrastructure reasons.

Having lived in the locality since 1974, I fully appreciate life in Pagham. The views of those living within the locality should be taken into account. I am not totally against all proposed new housing as some new housing is obviously needed, but the location of these proposals is unbalanced and prejudicial to Pagham. It is the huge scale of such housing development within these applications that render them unsustainable and the close proximity to Pagham Harbour Nature Reserve completely indefensible, and I would therefore again urge ADC to decline these ill placed planning applications.

Yours sincerely


D J Orde(Mrs)

DELIVERED
TO ARAN
CIVIC CENTRE
19.02.18

P/140/16/OUT

**PAGHAM SOUTH HOUSING ALLOCATION SITE
PHOTOGRAPH TAKEN IN DECEMBER 1999**



**PAGHAM SOUTH HOUSING ALLOCATION SITE
PHOTOGRAPH TAKEN IN DECEMBER 2001**



P/140/16/OUT

PAGHAM SOUTH HOUSING ALLOCATION SITE
PHOTOGRAPH TAKEN IN DECEMBER 2003

