

74 Pagham Road
Pagham
BOGNOR REGIS
West Sussex
PO21 4NW



21 October 2018

Mr Neil Crowther
Group Head of Planning
Arun District Council
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex BN17 5LF

Dear Mr Crowther

RE: Planning Application Nos:
P/140/16/OUT- Land South of Summer Lane along Pagham Road
P/25/17/OUT - Church Barton House, Pagham Road
P/6/17/OUT - Land North of Hook Lane, Pagham
P/134/16/OUT - Land North of Sefter Road, Pagham
Special Development Control Committee Meeting - 24/10/18

Thank you for your 5 letters providing notification of the above mentioned meeting concerning these ill placed planning applications. I write to express my continued concerns regarding the above Planning Applications. Despite these concerns together with the opposition from around 3,000 letters of objection, it is unbelievable that Arun District Council should ignore this vast amount of local opposition as well as ignoring National and International advice and legislation.

Considerable areas of concern that remain include:

1. This amount of large scale development is completely unsustainable for umpteen infrastructure reasons. Despite this, I understand that ADC is intending to ignore National Legislation around imposing levies for each proposed site for the provision of infrastructure and community projects. There is a lack of infrastructure in Pagham now, let alone the immense extra strain on the existing infrastructure if these developments were to proceed.
2. These large scale planning proposals have been referred to Sajud Javid, the Secretary of State for Communities and Local Government, requesting that he should make a final decision and call the applications in. Such large scale development as well as the proposed development in Chalcraft Lane, if approved, would be bewildering for a village the size of Pagham. Despite this, ADC seems to be pressing on to approve these proposals regardless, rather than awaiting the Secretary of State's decision.
3. ADC pressed on regardless when approving their flawed Local Plan, which was despite the continued reservations raised by the Government Planning Inspector.

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4. The close proximity to Pagham Harbour Nature Reserve, particularly in respect of P/140/16/OUT and P/25/17/OUT planning applications should not be so readily dismissed by ADC. Pagham Harbour is of International importance having the worldwide status of a Ramsar Site and draws tens of thousands of visitors every year according to statutory bodies. The proposed housing will devastate the wildlife habitats that have been there for thousands of years. This Ramsar accreditation could be lost if these ill placed proposals were to proceed.

5. 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 which would be utterly indefensible at this time for our country with BREXIT looming.

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. I would therefore again urge ADC to decline these ill placed planning applications.

Yours sincerely

A black rectangular box redacting the signature of D J Orde.

D J Orde(Mrs)