

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 February 2022 11:07
To: Planning Scanning
Subject: FW: P/178/21/OUT

AMANDA SCHOLES
PLANNING RECEPTIONIST

[REDACTED]

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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF www.arun.gov.uk

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-----Original Message-----

From: Daun Johnson [REDACTED]
Sent: 31 January 2022 14:59
To: Planning.Responses [REDACTED]
Subject: FW: P/178/21/OUT

Daun Johnson Technical Support Unit Assistant, Planning Services

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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-----Original Message-----

From: Steven Bass [REDACTED]
Sent: 31 January 2022 14:54
To: Planning [REDACTED]
Subject: P/178/21/OUT

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

I'm sending this planning objection by email as when I tried to send it through your website, using both the Firefox and Edge browsers, I get the error message: 'Illegal access attempt'.

I question the need for more housing in our area which would add to the large scale developments already proposed for Pagham.

There are virtually no new jobs available: the main employment coming from agriculture, tourism and retail. And on proposing to build on prime agricultural land this is reducing one of those job areas. Not only that, as a country, we are importing more and more food at a time when we should be producing it ourselves. This is just not sustainable. If nothing else the Covid Virus Pandemic should have taught us that we need to be more self-sufficient and not reliant on other countries for our essentials including food.

Prime farming land is being depleted with house building, in this particular area, with a micro climate especially suited to agriculture, I believe about 10% of the country's vegetables are produced. As 40% of our total food is imported and rising we feel there is a good case for using suitable brown field sites for housing without the pressure on the environment that these proposed sites will bring?

In addition, your proposals would add approximately another 200 + vehicles onto the vehicles from the already proposed housing developments in Pagham, approximately 1,200 properties. There needs to be a good infrastructure to support these vehicles. Here in Pagham we only have limited country road access in and out and that goes onto the already overcrowded, problematic and dangerous A27 near Chichester. Pagham Road is already overburdened with traffic: agricultural vehicles, lorries, tourists, as well as locals. It is the most dangerous C class road in the county of West Sussex; an old road that has never been upgraded and it cannot cope now with the amount of daily traffic. It is unclassified south of the B2166 Lower Bognor Road. Both roads were essentially narrow winding country lanes. With roadside ditches and often adverse camber and poor drainage with several accidents; there is a real safety issue with the ever increasing traffic. There are currently no plans or funding to improve the Pagham Road.

There are known historical flooding issues for this area with surface flooding on the fields and at times over Pagham Road itself. Your 100 houses will add to the concreting over of the surrounding fields at this end of Pagham, with all the proposed house building the flooding can only get worse. Further, the local sewers can just about cope now. There is a major concern amongst those of us in the Hook Lane vicinity that this house building will exacerbate the flooding risk by removing more local farmland which takes some of the run off of water. This ultimately would be pumped into the Rife which will have to accommodate the Chichester Relief Channel, the relatively new site of 40 properties behind the Bear, the proposed 90 homes in Summer Lane, the proposed 300 + homes at Hook Lane, then 450 + homes at Pagham Rd South and the 2700 + homes proposed at Chalcraft Lane, all destined to dump their grey water (non-sewage) but NITRATE loaded with no chance of this being filtered out. In 2020 Southern Water's latest report stated that the Pagham Rife would remain at a chemical FAIL status for at least the next 10 years.

Then there is the further damage to the environment that such a development would cause. The area is bounded by ancient hedgerows and with the range of mature ivy covered trees this provides an excellent wildlife habitat particularly for invertebrates, nesting birds and roosting bats. The surrounding ditches and seasonal streams are full of wildlife including water voles.

A development in this location would also spoil the view from the village of the historic Chichester Cathedral which needs to be a consideration especially as developers do market a view to sell to prospective buyers.

You are permitting the building of most of your housing shortfall in the Pagham area which just isn't capable of supporting the number of houses proposed. Morally it is wrong to build on farmland which is one of the most 'flexible usage' pieces of agriculture land in the area. At this time we need to be more self-supporting in our food production.

For all the above reasons I object to your proposals for housing to the West of Pagham Road.

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Steve