

29-9-22

Arun District Council, Planning department.

Maltravers Road,

Littlehampton.

BN17 5LF

3 - OCT 2022

Dear Sir/Madam

I would strongly like to object to the proposed development of yet another field in the flood plains of Pagham. P/178/21/OUT

I would like to object because: -

1. The development proposed is outside but adjacent to the existing BUAB (Built up Area Boundary) which serves to protect the Strategic Gap. The original gap ran along Hook Lane but was cynically "moved" to allow the use of Hook Lane as a strategic site when the Local Plan was designed. This development would close the gap to Barfoots and would be a conflict with the Local Plan.
2. The site is currently used for arable crops and will remain as such into the future to the benefit of an agricultural system that is increasingly reliant on imported food stock. Building on agricultural land is not allowed unless exceptional circumstances prevail.
3. The developers fail to accept that increasing developments at North Mundham and Hunston which are connected to the Pagham Waste Water Works, are reducing the proposed increase in capacity, which is being conveniently ignored by the developers.
4. There is a failure by the developers to understand how the Rife operates, bearing in mind it is effectively the Chichester Relief Channel, with a maximum capacity of 8 cubic metres of water/second. If there is a spring tide AND the Pagham sluice gates exiting to the harbour are closed which is standard practice AND there is heavy rain pushing down from Chichester, it immediately backs up, and water is thus displaced sideways along the Rife's length, detailed drone footage which can be

provided shows this occurring as far back as Manor Nurseries, Chichester over a vast area adjacent to the Pagham Road.

5. In 2012, parts of West Sussex suffered severe flooding, partially due to a total lack of maintenance of ditches. Mill Farm Residential Park which is on a flood plain next to the proposed development was severely affected, hundreds of detailed photos prove that, even though it was protected by a bund costing over £750,000, (which was the only reason it obtained planning permission) flood water was transferred laterally under the bund thus proving the close proximity of the Rife to the site is a not to be ignored issue. The developers believe a simple drainage condition will address this. Note that all strategic sites in Pagham including Chalcraft Lane plus smaller sites like Summer Lane etc;- propose to use the Rife as their surface water dispersal point, NO cumulative impact plan has ever been produced to consider such increases in the capacity of Pagham Rife, this should be a material consideration.
6. Natural England have objected to this development as there is strong evidence that this site could contribute levels of nitrogen and phosphorus to the SPA/RAMSAR protected Nature Reserve via the Rife. Additional nitrates are also introduced from sewage as the Waste Water Works do not have, nor is it planned such that filtration can prevail. This development will cumulatively add such pollution to the already planned local Strategic Sites. It is highly unlikely that the site will have local filtration facilities.
7. This area has been proved by Pagham Parish Council in their submission against the development to have no need for any additional housing and their comments should be studied carefully.

Yours sincerely,

Mrs. L. E. Cropley
16 Hook Lane, Nyetimber. PO21 3NY