

Steven BASS
1 Downlands Close
Nyetimber
PO21 3QA

Your Ref: OWPC26524
Our Ref: P/24/20/RES 06-03-2020
Please ask for:
Raymond Cole

PO21 3QA

27th April 2020

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) and condition 7 (landscaping and layout details) following the approval of Outline planning permission P/134/16/OUT for the erection of 280 dwellings, (including affordable homes), replacement scout hut & Ambulance Community Response Post Facility; provision of a primary vehicular access from Sefter Road; demolition of No. 80 Rose Green Road & creation of a pedestrian & emergency only access; provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks. This application also lies within the parish of Aldwick. This site falls within the Pagham North SD2, CIL Zone 1 (Zero Rated).

Land North of Sefter Road & 80 Rose Green Road Pagham

Thank you for your internet representation made on 26th April 2020 which has been recorded as '**an objection**' with the comments as follows:

I question the need for more housing in the area on the scale proposed. There are virtually no new jobs: 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 Corona Virus Pandemic should have taught is 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 I believe about 10% of the country's vegetables are produced. As 40% of our total food is imported and rising isn't there a good case for using suitable brown field sites for housing without the pressure on the environment that these proposed sites will bring? Short term planning will for the future mean that we import more food. Is this what we want?

In addition, any proposed housing development needs an infrastructure to support the many developments planned. 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. Our country roads are already overburdened with traffic: agricultural vehicles, lorries, tourists, as well as locals.

Pagham Road 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. There are currently no plans or funding to improve the Pagham Road, funding is being directed to others areas for road improvement, why is this?

Also, there are known historical flooding issues for this area with surface flooding on the

fields and at times over Pagham Road itself. Concrete over the surrounding fields with all the proposed house building and flooding can only get worse. Further, the local sewers can just about cope now so add into the equation the flooding issue of Pagham beach and there are some real issues here that need to be taken into account. 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 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., and the 2700 + homes proposed at Chalcraft Lane, all destined to dump their gray water (non sewage) but NITRATE loaded with no chance of this being filtered out. Southern Waters latest report states that the Pagham Rife will 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.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning