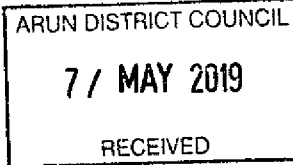


1 Downlands Close
Nyetimber
Bognor Regis
PO21 3QA
24th April 2019

ARUN District Council
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF



Your Ref; P/30/19/OUT

Dear Sir

I wish to object in the strongest terms possible to the above housing proposal - just a re-submission of P/6/17/OUT which was rejected. This shows an arrogance on the part of the developer and a total disregard of the strength of feelings within the community.

This development was refused owing to the accumulated impact of traffic from other planned developments. In 1999 it was refused because of the infrastructure. Nothing has changed; in fact it has become even worse as no significant improvements have been made. To propose an exit from the Hook Lane development onto Pagham Road is disgraceful; traffic on this road is already at capacity and the exit will be in addition to the junctions at Hook Lane and Sefter Road: both well-known dangerous junctions, which developers refuse to acknowledge.

I know the country needs more housing but not the proposal of more than 300, which incidentally seems to have grown from the original plan and who knows may even go beyond this figure if the outline plan gets passed. This is about the community, not the developer; they do not live here, they just plunder, make a profit and move onto new areas.

The fact, that for the most part, it is proposed to build on prime agricultural land is in itself scandalous but with BREXIT looming we will need all the good agricultural land that we have especially with our rising population. We currently import far too much of our produce and our farmers need to be supported. Have you forgotten the broccoli shortage two years ago when imports were needed but not available? Why are the Brown Field sites in the area, such as Ford not being considered? The National Planning Policy Framework Paragraph 112 states "**Local Planning Authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is deemed to be necessary, Local Planning Authorities should seek to use areas of poor quality land in preference to that of a higher quality**" I ask how the country is to feed all these people that need all this proposed housing?

In this particular area about 10% of the country's vegetables are produced in good fertile soil. With the loss of Prime Grade 2 farm land to house building this will have a detrimental effect, as 40% - and rising - of our total food is imported isn't there a good case for using suitable brown field sites for housing without the pressure on the environment that these proposed developments will bring? Short term planning will, for the future, mean that we import more food. This amount of house building is unsustainable and will deplete the amount of farm land for growing our own food in the UK.

Next is the fact that all the proposed houses, including those from the other proposals in Pagham, will have a dramatic impact on the local eco system, including having knock-on-effect on the accredited Pagham Harbour Nature Reserve, the jewel in the crown of Pagham; with more development comes more cats, dogs and predators to ground nesting birds, putting them more at risk, with fewer hedgerows and less protection that they are used to, being removed. We will see a decline in our wildlife which will suffer from creeping urbanisation.

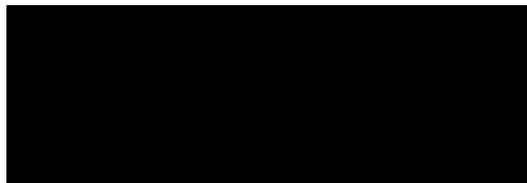
Pagham and surrounding area is a quiet cul-de-sac in the west of West Sussex, with infrastructure to match. It does not have the jobs to support the residents of this number of houses so most will have to commute to Chichester and beyond. The existing road infrastructure will not be able to cope with the likely number of extra vehicles that will be generated. Further, the extra lorries alone coming and going from Barfoots are already causing problems leaving one fearful regarding being run off the road as their width takes up their own side of the road and at times straying onto the opposite carriageway - there are tyre marks in many places along the verge where vehicles have needed more road width than there is allowed. This is before account has been taken on the impact of the recently opened New Chichester Free School at the Convent Building, Hunston Road, which will add to the traffic in the area with up to 1200 + pupils, thus adding to an already busy link between Pagham and the Whyke roundabout A27 junction.

If this isn't bad enough I now move on to the subject of flooding in the area. Hook Lane has long standing surface flooding issue. I understand an independent surveyor has dismissed the developers' proposals for sewage and drainage disposal as woefully inadequate. Pagham Road drains are now barely able to cope at times of heavy rain, over 1200 extra homes, including those from the other two proposals in Pagham, will compound the flooding anxieties for residents previously flooded. Taking into account the flooding issue from the sea with the Pagham Beach situation and the spit there are real concerns that must be considered.

Finally, Chichester Hospital, the GP surgeries, and local NHS dentists - mine is currently not taking on patients as they are all at capacity: where are you going to get people to staff these facilities? The hospital is not taking on staff; I was told by a doctor 'there is no money', small procedures like cataracts, skin tags and others are not now routinely owing to the shortage of money. Adding extra people to the area will only exacerbate this situation.

Please take note of these very real concerns and treat us Pagham folk fairly and rule against this proposed building development. Long term there may be regrets when grid lock on the roads occur, flooding occurs, sewerage problems occur as capacity has nearly been reached and wildlife and the eco system has been decimated. By then it will be too late!

Yours sincerely

A large black rectangular box redacting the signature of Steven Bass.

Steven Bass