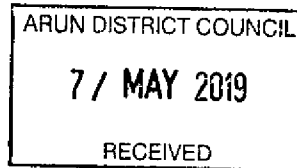


1 Downlands Close  
Nyetimber  
Bognor Regis  
PO21 3QA  
2<sup>nd</sup> May 2019



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. What a cynical ploy combined with arrogance from the developer, with a total disregard for the strength of feelings within the community, to try and push this through in a short time knowing the focus is on the Enquiry into P/6/17/OUT.

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 dangerous; 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 hazardous and unsafe junctions, which developers refuse to acknowledge. The safety of all people whether local or tourists is being compromised by the refusal of developers and West Sussex Council who seem to think that a huge increase in extra traffic is acceptable; it is not sustainable.

Pagham has accepted more housing - in fact some is currently being built by the Inglenook Hotel on Pagham Road plus by the Co-op near Pagham Parade. As a village of approximately 3000 households we are able to accept small pockets of housing, but there is a limit as to what the infrastructure can cope with, it cannot cope with having this development plus the other two planned developments tagged on the outskirts of our village, in total approximately 1,250 new homes adding at least 2,500 cars to local roads on a conservative estimate of 2 cars per household. Not forgetting the impact of the proposed 2,500 housing for Bersted.

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. This does not seem to matter; the mantra is just 'build more houses'.

Next is the fact that all the proposed houses, including those already planned 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, this is unacceptable, we are in the wider protected legislated area for Pagham Harbour.

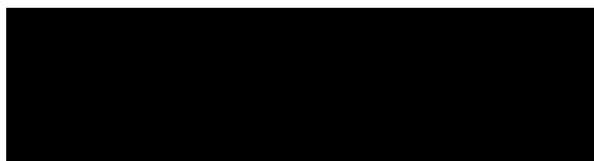
Pagham and surrounding area is a quiet cul-de-sac in the west of West Sussex, with infrastructure to match. It does not have the jobs to support the residents of this number of (mainly family) houses so most will have to commute to Chichester and beyond. The existing road infrastructure will not be able 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 of the impact of the recently opened New Chichester Free School at the Convent Building, Hunston Road, with up to 1200 + pupils, thus adding to an already busy link between Pagham and the Whyke roundabout A27 junction, thus causing more queuing traffic at school opening and closing times.

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 issues. 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, with Hook Lane field flooding frequently in 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 routine owing to the shortage of money. I know personally that waiting times are continually lengthening and that one can wait for many weeks for follow up appointments. Adding large amounts of extra people, in a short period of time, to the area will only exacerbate this situation.

Please take note of these very real concerns from the people of Pagham and rule against this proposed building development. It is not sustainable especially combined with the other planned developments for Pagham. This would just be the last straw and long-term there may be regrets when grid lock on the roads occur, flooding occurs, sewerage problems occur as capacity has nearly been reached (we now have sewerage from the Rife going into the sea) and wildlife and the eco system has been decimated. By then it will be too late! Please remember why this has been previously refused.

Yours sincerely



Shirley Bass