

Objection to P/60/26PIP, Corner of Hook Lane and Pagham Road, Rose Green

I appreciate this objection is two days over the allotted time but please do take account of it and put before the officer or committee determining this application.

My grounds for objection are as follows:

This application seeks to destroy agreed green space that has been determined as appropriate for the overall development within which it sits. Such green space should not be allowed to be depleted or diminished for the sake of a few new houses. This green space should now be protected in its own right as a critical area to allow at least a minimal provision for nature in a swamp of brick and tarmac. Further allowing greed over green by developers must now stop on this site that is already intensively developed. This proposal destroys wildlife opportunities with the offer of some imprecise and actually valueless compensatory extra for other areas. It is wholly inappropriate and can never be described as the developer does as "sustainable". It is in fact anything but.

The proposals will reduce the attractiveness of the area to wildlife including birds, bats, reptiles, and small mammals and thus may compromise important habitats. They also further threaten what were established populations of bats, dormice [REDACTED] insects and birds.

I am not sufficiently qualified to determine its likely impact on the sensitive Pagham Harbour area but clearly any development over what is already agreed results in a continuing insidious deterioration. Thus every unplanned loss of the sort this application seeks will move us ever closer to the tipping point for the survival of such critical natural features.

This green space must be allowed to remain as originally described for its own sake and, as work has already begun to destroy it, steps must be put in place rapidly to reject this application and reinstate this space to its intended purpose.

The impact of a potential further increase in population from this and other developments in a short period of time on the Pagham area is likely to be dramatic and mitigation/coping measures are not dealt with. The impact on crime and disorder has also not been accounted for.

The proposals will lead to increased travel demands on an already full network and one that has glaring inadequacies such as lack of safe cycle and pedestrian routes, and inability to safely accommodate the mix and volume of traffic it is subjected to.

The noise environment caused by traffic levels now will increase further. A small change in community noise levels as assessed in decibels reflects a significant perceptible change in the noise climate due to the logarithmic nature of noise measurement and hearing perception. Thus overall noise levels will rise. This together with the increase in air pollution which will result from these

developments have not been accounted for or mitigated and will lead to threats to public health and wellbeing.

The increase in traffic from this development will cause further congestion as well as increased air pollution and noise. The Highways Authorities have already confirmed the existing local network is overloaded especially at peak times so allowing additional traffic onto it will be reckless.

Local shops and facilities are expected to benefit from this development but this will only be so if they can be accessed. Visits to these shops at most times of the day will show that access to them by car is not possible as car parking is just not sufficient. The reality is that people will not walk or cycle to the shops, due to laziness or perceived hazard and will use their cars. Therefore what will happen is that people will travel further to major shops, as they simply cannot park at local ones. The existing parking arrangements at shops are already over-subscribed and sometimes dangerous. No account has been taken of this and the potential impact on the wider road network. As an example traffic chaos already results from work at the site by Hook Lane.

There will be increased parking on street in many areas which cannot be safely accommodated e.g. see on-going dangerous parking near junction of Hook lane and Pagham Road and around the Coop in Hewetts Lane.

There will be increased use of “rat runs” through existing housing.

Overall the commentary within the applications is too quiet about the actual impacts of this development on a small and well-established local community.

Flooding remains a serious concern for all Pagham residents. Pagham has been the saviour of Chichester for many years since the rife was designated as the flood relief valve for the city. Changes to the beach and rising sea levels will impact upon the efficiency of this “natural” soakaway system. So will on-going and planned developments around Chichester which add to the ground and surface water issues that Pagham systems have to cope with being downstream from the city. There is no comprehensive ground and/or surface water study within the application that takes account of and accurately predicts the future pressure on the Pagham drainage system or ground water levels.

No approval can be given without complete assurance that waters can be managed and flooding prevented. Anyone that has visited the local fields in the winter or who witnessed the severe flooding from flash storms a few years ago will testify to the fact that the existing ground water levels are always high and ditch etc. systems under high load. Evidence of repeated, severe and prolonged ponding on the surface of many fields, driveways and road surfaces locally cant be be ignored or fobbed off.

The proposals run contrary to the Pagham Neighbourhood Plan and thus ride roughshod over the community “localism” powers, priorities and expectations. In particular the development proposed offer nothing to support;

- The special character of Pagham

- Enhancement of its rural context
- Protection and enhancement of habitats and local biodiversity
- The needs of local people
- Reduction of flood risk
- Protection and enhancement of local business and provision of business premises
- Protection of countryside around Pagham
- Protection of strategic gap
- Protection of key sites of nature importance
- Protection of agricultural land
- Improved car parking at local shops
- Road traffic improvements and cycle route development
- Promotion of low carbon and renewable technologies



From: Daun Johnson on behalf of Planning.Responses
Sent: 11 June 2026 14:42
To: Planning Scanning
Subject: FW: Objection to P/60/26/PIP land on corner of Hook Lane and Pagham Road
Attachments: Planning ojection Paham Road and Hook Lane corner houses.docx

Please upload attachment to P/60/26/PIP, planning, rep

Daun Johnson Technical Support Unit Assistant Planning Services

T: 01903 737762 Ext 37762

E: Daun.Johnson@arun.gov.uk

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

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>

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

From: Paul Unsworth

Sent: 11 June 2026 09:47

To: Planning <Planning@arun.gov.uk>

Subject: Objection to P/60/26/PIP land on corner of Hook Lane and Pagham Road

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 have tried to use your on line planning comment tool but I fear it has rejected me again! In case this is so could you please pass these comments on the above application to the most appropriate officer to ensure they have the best chance of being considered as Im afraid they are a little late. Many thanks, Paul Unsworth, 4 Hook Lane, Rose Green, PO213NY.

My comments arattached below