

1 Downlands Close
Nyetimber
Bognor Regis
PO21 3QA
29th January 2017

Assistant Director of Planning
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Your Ref; P/6/17/OUT

Dear Sir

With reference to the above proposed plan for housebuilding; I strongly object to this and the other proposed applications already in the pipeline.

Pagham is a small village with just over 3000 properties, this is the third recent application for planning permission bringing the total to over 1300 new properties; including the Councils revised strategic housing allocation for Sefter Road and Hook Lane. This will add over 50% more people to our village as many new homes will be for families with 2+ occupants. The demographics of our village will be changed completely; many residents are in the 50 plus age group and retirees. There are no new jobs here and those that work mostly travel out of the area. 130 homes have been agreed so we are quite accepting of some building but surely it needs to be sustainable within the village setting. This proposed level of house building which is higher in density than the surrounding properties is not compatible within the locality; it is really not sustainable as we will not be a village anymore but a town without facilities for all these people. The Local Plan has been cast aside; the strategic gap is being disregarded and eroded so we will soon be joining up with Chichester and be part of an urban sprawl.

This proposal will put extra traffic on Pagham Road, especially at peak times, as all the local traffic funnels into it when travelling in and out of Pagham towards the A27 and Chichester. Pagham Road is the most dangerous C class road in the county of West Sussex, originally an old narrow winding lane, barely changed, that cannot cope now with the amount of daily traffic. With roadside ditches and often adverse camber plus poor drainage with many previous accidents; there is a real safety issue. Part of the South Coast cycle route, there is not even a dedicated cycle lane thus traffic gets backed up behind cycles frequently causing dreadful queues of cars unable to pass when both carriageways are busy. Factor in the expected A27 road upgrade with up to 41 months of chaos the local roads will grind to a halt with all the proposed house building, and traffic that will bring. I have been in many traffic queues in Vinnetrow Road to get onto the A27, the local roads around here are already at full capacity.

Pagham Road is the one road in and out of Pagham. With large lorries from Barfoots; who are proposing an increase in their production thus increasing the amount of lorries by 5000 per year on Pagham Road, plus tractors and visitors to the Church Farm holiday site, adding a minimum of 600 extra cars from this housing proposal alone, on already busy local roads all running into Pagham Road to get onto the A27 and into Chichester and you would have gridlock. The proposed building of many family homes in this area without the local jobs means more traffic on Pagham Road as people travelling to work daily will only add to the difficulties already being experienced. Without a road upgrade this extra traffic is totally unsustainable.

We live at the beginning of Pagham; cars enter the village at speed and with disregard for the 30mph speed change at this point. As we inch our way out of Downlands Close we take our life in our hands when trying to turn right into

Pagham Road towards Chichester. Cars that are parked opposite our turning and to the right as we turn out, preventing us from seeing clearly the oncoming traffic, make it very hazardous. There are often large vans parked overnight and daytime making it impossible at times to see oncoming cars as we turn out. The junction of Pagham Road and Hook Lane have seen several minor accidents, I feel all the expected extra traffic will only exacerbate the hazards of this junction and local roads in the surrounding area. Double yellow lines are needed to make this area safer even before any extra traffic. With two out of the three new roads for the proposed estate both sited towards the Hook Lane and Pagham Road junction and with most of the housing on the south side, the south and west side of this proposed development will be the busiest impacting massively on the amount of traffic around this junction accessing Pagham Road.

I feel this is the most controversial of the three proposals with its long standing surface flooding issue on Hook Lane. I understand an independent surveyor has dismissed the developer's proposals for sewage and drainage disposal as woefully inadequate; Pagham Road drains are now barely able to cope at times of heavy rain. The proposed, possibly, total of over 1300 extra homes for 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 for the local community. This is not sustainable; the infrastructure cannot cope with the extra traffic that this amount of development would bring.

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 sites will bring? Short term planning will for the future mean that we import more food. This amount of housebuilding is unsustainable and will deplete the amount of farm land for growing our own food in the UK.

A sudden explosion in the local population will put enormous pressure on all local services. Our schools and GP surgery will have unsustainable pressure put on them, even if a new surgery is built where will the doctors come from? St Richards's hospital will be even more pressurised than it is currently.

A quote from Gavin Barwell the Housing Minister, an article published on the government website 24th November 2016 'The government has set out an ambition of creating a country that works for everyone. The Autumn Statement ensures we are taking steps to deliver this by building more of the right homes, in the right places.'

We do need more houses but not all in Pagham, there is already permission for 40 properties off of Pagham Road South with outline permission for another 90. Please take time to make sure new homes are built in the right places and that local people feel their community is working for them. May I suggest the Ford Airfield is considered it is a brownfield site that could accommodate a substantial amount of houses?

With regards

Shirley Bass