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Assistant Director of Planning and Economic Regeneration
Arun Civic Centre
Maltravers Road
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West Sussex
BN17 5LF

9th February 2017

Dear Sir/Madam

Planning Application Number: P/134/16/OUT, P/140/16/OUT & P/6/17/OUT

I am writing regarding the above planning applications and to register my objections to all proposed developments.

We have lived in the village for 10 years now, having moved from Horsham. We chose this location due to beautiful fields, views, wildlife and community spirit. If any of these developments are built this will be destroyed and we will become a commuter town.

In the past it was always a concern of our parish council and residents that housing developments were kept to a minimum due to the poor rural road layout and the problems accessing the A27/A259. Pagham Road was declared the most dangerous "C" class road in the County (West Sussex Highways and Transport Sub-committee 2012). However, here we are being faced with even more traffic being created by unnecessary large housing developments, to congest our already busy roads! Pagham Road and surrounding immediate areas have to put up with traffic involving many HGVs for Barfoots, which is only going to increase, Stagecoach buses every 20 mins, tractors, cyclists, general HGVs for shop and residents home deliveries and resident vehicles. From experience I have to leave earlier than required, in the morning, for work so that I can arrive in time due to congestion on Pagham Road and the A27. The majority of households have on average 2 cars, which will mean double the traffic and even more congestion! There are no local jobs to support any of these developments, so the majority of new residents will have to commute out of the village using these roads.

Pagham has a long history of flooding as you are aware, and the selected development areas do not escape this. It is essentially a low lying flood plain, accepting flows from the Downs via the ice-age fan-gravels and a complex of rife and ditches. Where will all the extra waste go, as I understand that our sewage works can only just cope with the agreed developments of 135 homes from the Local Plan? This doesn't include the severe beach erosion we've been suffering for quite a few years now, which adds to our flooding problems.

Healthcare is suffering already as appointments at local doctors and dentists are very difficult to book. So where will all the new residents go for their appointments?

Schools cannot cope now, so with the proposed new developments that are supposedly building schools will they actually be built as I thought the government couldn't fund any new premises? All children grow up and move to secondary schools, so in the end they will have to commute out of the village causing even more congestion along our rural roads.

The recent White Paper from the Government on the state of the housing crisis has made me understand a little better why all of a sudden Arun District Council have been welcoming these plans from builders.

Firstly, the Government has reaffirmed its commitment NOT to build on green belt land (exactly what Pagham is on) and has PROMISED to discourage builders from LAND BANKING – which is exactly what these building firms have been doing.

They have also CONFIRMED it would release more publicly owned brownfield land for developers.

No wonder these applications have suddenly appeared, especially as firms that are LAND BANKING will have their personal ownership details made public on the Land Registry.

Isn't it also interesting to note that the Government are also to REINSTATE from 2018 the responsibility for setting housing targets to the LOCAL authorities! This is exactly what our Pagham Parish Council provided you with regarding the allocation of approximately 100 houses in Pagham a few years ago.

We know how much our village can cope with, hence the plans that were drawn up. Only 13% of our land in this country is green belt, and in Pagham we have perfect conditions for agriculture. To say that we have to eat up this land to make way for more housing is preposterous and the Government are NOT encouraging this to happen and as mentioned above will release more brownfield sites for development.

As you are fully aware we also have an important abundance of wildlife here in Pagham, starting with the nature reserve itself which is an internationally important wetland site. Hundreds of wetland birds migrate here and frequent the very fields you intend to build on such as the Brent geese, curlew and wigeon. We also have deer that freely roam the fields and if you're lucky a drove of hare that hide in the grasses. Building would have a huge impact on our already endangered wildlife. We were lucky enough to house hedgehogs last year but their numbers are going in just one direction, down. With increased traffic this will no doubt put the hedgehogs at an ever increasing risk due to the volume of traffic you intend to allow on our one road should the building go ahead. Birdlife is in abundance from woodpeckers to pheasants, blackcaps to long tailed tits and yellowhammers to stonechats. You don't get many of these birds in residential areas and we are privileged to be able to offer them the greenery here. By turning our village into a town with the proposed building will pretty much put an end to these habitats that these birds thrive on.

We do not have the infrastructure to cope with the additional housing you wish to build here, the impact will be catastrophic. We only have one road that leads from Pagham to the A27 and I urge any of you to try and do that journey in rush hour. Get stuck behind a tractor or HGV and it can take 15 minutes in 1st and 2nd gear to get from the A27 turn off to the Royal Oak public house.

Our public services are already stretched and we also have no employment here except one or two shops so anyone living here has to travel to work.

I would urge you to look at the Brownfield sites that you currently have available in the District and what the Government are to offer as a result of the White Paper. Please do not contribute to the destruction of our fragile greenbelt any further.

Pagham cannot cope and is already bursting at the seams.


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CC - The Rt Hon, Theresa May, Downing Street.



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