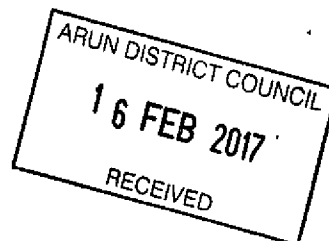


1 Downlands Close
Nyetimber
Bognor Regis
PO21 3QA
13th February 2017



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

Your Ref; P/6/17/OUT

Dear Sir

With reference to the above proposed plan for house building; I strongly object to this and the other proposed applications already submitted.

Pagham is a small village with just over 3,000 properties and this is the third recent application for planning permission, totalling over 1,300 new properties, including the Council's 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 or more occupants. There are no new jobs here as it is a small, mainly older population in the village and those that work mostly travel out of the area. This level of house building is quite unsustainable as we will not be a village anymore but a town without facilities and infrastructure to support it. It seems many policies are being disregarded to get as many houses built no matter what the consequences are for local people: for example the strategic gap is being disregarded and eroded so we will soon be joining up with Chichester.

Further, 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 has the reputation of being the most dangerous C class road in the county of West Sussex. It was originally an old narrow winding lane, barely changed; it cannot cope now with the amount of daily traffic. With roadside ditches and often adverse cambers plus poor drainage, with many previous accidents; there is a real safety issue. It is also part of the South Coast cycle route and 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.

Not only that, 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 5,000 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 will have to commute to their work daily. This will only add to the difficulties already being experienced. Without a major road upgrade this extra traffic is totally unsustainable.

My wife and I 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, on the left side (facing into Pagham) of Pagham Road, as we turn out make it very hazardous. There are often large vans parked overnight and the 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, so I feel that 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 so impacting massively on the amount of traffic around this busy

junction. At the junction of Pagham Road and Hook Lane I have seen a low loader with a mobile home turning around full circle to change direction and go back out along Pagham Road – most dangerous as it manoeuvred back and forth.

The plans to improve the A27 are still in the initial stages and it is likely to be some years before anything is done. By which time the road will probably be inadequate again. The plans to build new houses at various points along the M27/A27 route will put increased demand on the road. The Chichester bypass is already a significant bottleneck and in summer is a complete log jam. Also in summer the beaches and coast are an added attraction, making the whole area impossible to travel around. The new homes will put yet more pressure on this situation

In the Sefton Rd/Hook Lane area the main industry is horticulture. The road through Runcton leads onto the A27 and is used by many large lorries serving the horticultural industry there. As I have previously said, this road is already dangerous and inadequate. I don't know what surveys have been done but it seems logical that the traffic infrastructure should be sorted out before the homes are built. Current plans must affect the ability of the growers to get produce out in a timely way.

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 proposed Hook Lane development 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 1,300 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/spit situation, 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.

If I may quote from Gavin Barwell, the Housing Minister, from an article published on the government website on 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 the Pagham Road South with outline planning permission for another 90. Please take time to make sure that new homes are built in suitable places and that local people feel their community is working for them. Please, please do not just pay us lip service and disregard our concerns.

My big concern is the detrimental effect that all these developments will have is on the local wildlife and the ecology of the area. Must wildlife be displaced and should the way of life in our small village be over-ridden by the scale of such developments? This is our prime farming land that is being displaced and destroyed and it would appear that with the current shortage of lettuces, broccoli, etc that we are going to need to produce our own food instead of relying on other countries to supply it for us.

Yours faithfully

