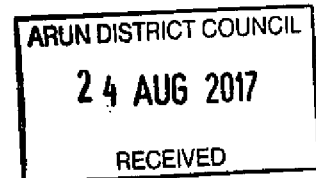


COMMUNICATE

Skills Training in Medical English

106 Pagham Road
BOGNOR REGIS
W.Sussex PO21 4NN
21 August 2017

Associate Director Planning & Economic Regeneration
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON BN17 5LF



Dear Sir

PROJECTED HOUSING DEVELOPMENTS, PAGHAM

P/134/16/OUT Sefter Road;
P/6/17/OUT Hook Lane;

P/140/16/OUT Pagham Road;
P/25/17/OUT Church Barton House

I am writing once again at your invitation with further objections to the planning applications and any amendments, this time in direct reply to Hanbury's inadequate and often misleading responses to the cogent objections to their plans raised by Pagham Parish Council.

10. SEWAGE TREATMENT (a) 'Southern Water has confirmed that capacity is available at Pagham WWTW for the development'. Quite the reverse: in their original submission (09/02/17 : still available online) Southern Water stated that they could not accommodate the needs of the application without the developers providing additional local infrastructure as it would increase flows into the wastewater sewerage system and as a result run the risk of flooding. A spokesperson for Southern Water reiterated the same opinion about lack of capacity in the Bognor Observer of 30.03.17, p.7 *'Fears 'unfit' sewage system can't cope with extra homes.'*

(b)'The development foul flows are being discharged directly to Pagham Waste Water Treatment Works...and away from Pagham'. Hanbury's seem quite oblivious to the fact that all the additional sewage produced by new residents (approx. 1,200 total new homes x 2+) is destined for an already overflowing facility which frequently discharges into Pagham Harbour (as documented 55 times since 2011 by the Environment Agency) and thence to the sea and beach. This is a completely intolerable situation and requires extensive investment and reconstruction by Southern Water prior to any housing development by Hanbury's & and the other companies involved.

1. LOSS OF AGRICULTURAL LAND 'There is no Grade 1 land.' This is obviously not the opinion of the farming community. During the course of the ongoing discussions and after the departure of the Brent geese, intense agricultural activity began in the fields south of Summer Lane earmarked by the developers. The soil, which had been neglected for some time, was almost immediately ploughed to reveal once again its rich loam -and speedily planted with a lettuce crop. This, as I understand, was after a hard-fought contest for the lease between a Cambridgeshire and a local agro-industry, the former winning. The crop has been harvested and another crop planted in a precisely timed rollover process, before the richer planting of bricks and mortar anticipated by those who stand to benefit.

5. TRANSPORT NETWORK In the past two or three years the traffic congestion on Pagham roads has increased immeasurably. Sefton Road has become a rat-run for traffic from Bognor en route for Chichester, trying to avoid the blockages caused by new developments in the Flansham area. At rush hour there is an unbroken line of traffic making every junction /roundabout a headache, without the chaos any further development would cause. The introduction of another 2,400 + vehicles would bring the whole area to a standstill, as is patently obvious to even the most casual observer. Hanbury's pathetic proposal for the developers to 'share' the 'improvements/obligations' makes it sound as if they have no idea of the scale of the problem they will create; they might well deny any responsibility once their own buildings were in place and they could leave the area.

6. MEDICAL ISSUES The main GP surgery in Rose Green is extremely overloaded and was at times last year unable to recruit sufficient GPs; the small Arthur Griffiths Clinic in Pagham is provided to assist elderly people/those with mobility problems &c in the King's Parade area to visit a doctor easily.

The effect of gridlock on the Pagham road system is unimaginable, particularly in relation to medical needs. The campaigning organisation 38 degrees recently has recently given everyone online access to the new NHS crisis tracker; input of a Pagham Road postcode revealed that 13% of patients in the Pagham area wait more than 4 hours to be seen in A & E – and that is once they have been able to REACH a hospital - while the official government target is a maximum of 5%. In addition, there is already a £864m funding gap for the NHS in this area. These are not insignificant problems.

7. NATURAL ENVIRONMENT a) Pagham Harbour The submission by the Sussex Ornithological Society – the second largest county bird organisation in the UK – has very firmly established the detrimental effect of the projected developments on the birdlife in and around Pagham Harbour.

I feel it is completely shameful that representatives of international conservation organisations, often spearheaded by the British from the 5th richest nation on earth, travel to some of the poorest countries of the world to persuade them that in spite of their near destitution they should conserve the world's heritage of forests, marine life, threatened species and so on while we in the UK are treating our own precious and irreplaceable natural assets with such shocking casualness. Brent Geese and other birds need a safe zone on which to land and forage, having often travelled huge distances in their migration.. We are privileged in being a stopping point on their journeys. Because of this and other unique features of Pagham Harbour which attract & assist the protection & conservation of different species, it is designated a Site of Special Scientific Interest and moreover an internationally recognised Ramsar Site. It is essential that the wildlife is not squeezed into ever smaller areas by inappropriate housing developments; once lost, species are unlikely to return.

(b) Note on flooding Possible sea flooding on Pagham Beach is a constant threat and one which causes great anxiety to residents of seaside properties. I find it completely bizarre that we are now considering developments on agricultural land adjacent to these areas. In fact in the last two years it was reported in the local press that a priority list of elderly and other needy residents who might be flooded out was being considered; and that in a crisis these residents should be taken off Pagham Beach in boats, since the roads in the hinterland would also be flooded. An ideal setting for a huge housing development, along with the other frequently waterlogged sites!

I would be glad if you would take account of these views, shared by so many others.

Angela MacTavish, M.A.

Mrs Susan Mackay 25 Conway Drive, Pagham, West Sussex Po21 4XD

OBJECTIONS TO P/134/16/OUT (Sefter Road)

P/140/16/OUT (South of Summer Lane)

P/6/17/OUT (Hook Lane)

P/25/17/OUT (Church Barton House)



Further to your communication concerning land south of Summer Lane and West of Pagham Road, I wish to reiterate my objections to all the above planning proposals. No matter what Hanbury have said, the large scale of these proposals would add an unsustainable amount of traffic to an already narrow, busy and dangerous road. The traffic is nose to tail heading into Chichester in the mornings and again coming back after work in the afternoons. There are large articulated lorries using the B2166 constantly and cyclists heading for work on a road I would not consider safe to cycle on. After the Royal Oak at Lagness the road becomes unclassified and there are problems with flooding in periods of heavy rain. In fact, Barfoots have dug out a pond to try and drain some of the water from the surrounding farmland to try and reduce flooding near their main entrance. It is not unusual to find the road closed because of an accident and a long diversion put in place.

The huge scale of these proposed developments, if allowed, would dramatically alter what is a small village with modest amenities. The planning proposals are all on good farmland sites. The Manhood peninsula produces around 10% of the country's vegetables and Barfoots of Botley's Sefter Farm site showcases how valuable this area is for food production. If these fields are once built on they will be lost for ever. Much smaller and more sustainable developments need to be considered.

Susan Mackay