



74 Pagham Road
Pagham
BOGNOR REGIS
West Sussex
PO21 4NW

23 April 2018

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

Dear Sir/Madam

RE: Planning Application Nos:
P/140/16/OUT- Pagham Road
P/25/17/OUT - Church Barton House, Pagham Road
P/6/17/OUT - Hook Lane
P/134/16/OUT- Sefter Road

I write to express my continued concerns regarding the above Planning Applications and in particular the 2 Applications (P/140/16/OUT and P/25/17/OUT), both alongside Pagham Road. Both proposed sites have particular accessibility issues as they are sited beyond Nyetimber Village and are also in close proximity to Pagham Harbour Nature Reserve. The cumulative effect of all 4 Applications in this locality together with the Chalcraft Lane Housing Application in our neighbouring locality, render them completely unsustainable.

I am not totally against all proposed new housing as some new housing is obviously needed, but the location of these proposals is unbalanced and prejudicial to Pagham. Such large scale development is unsustainable, particularly with the cumulative effect of the other sites in the locality.

Arun District Council has not allayed my fears regarding such proposed large scale development in the Pagham area. The Council's responses to the Planning Inspector's concerns about the proposed Local Plan, as well as the transport assessments, do not address the issues specifically in Pagham.

The close proximity to Pagham Harbour Nature Reserve in respect of P/140/16/OUT and P/25/17/OUT cannot be dismissed. As specifically evidenced in photos I have previously submitted to Arun District Council, flocks of geese can be seen, not merely on the edge of the proposed site leading down to the Harbour, but also on the far side of Site P/140/16/OUT alongside Pagham Road. If these planning applications were to go ahead, ADC would be totally disregarding Pagham Harbour Nature Reserve. The effect of the large number of houses within these

Proposals, in such close proximity to the Nature Reserve, could well displace the birds and other associated wildlife, with the Reserve then losing its accreditation.

Apart from the close proximity to Pagham Harbour Nature Reserve, such large scale housing development on prime agricultural land is beyond belief, especially bearing in mind that 10% of the country's crops and salad produce is grown on the Manhood Peninsula. It is indefensible to disregard this agricultural land for housing, especially when other accessible brown field sites within the ADC area are available.

The complete lack of infrastructure in the Pagham locality for such large scale development adjacent to Pagham Road together with the cumulative effect of the neighbouring housing proposals for Hook Lane, Sefter Road and Chalcraft Lane developments as well, are utterly unsustainable for numerous infrastructure reasons.

The P/140/16/OUT and P/25/17/OUT Sites are the least accessible of the proposed sites. In terms of accessibility to the highways network, all extra traffic from the suggested 500+ homes from just these two sites alone, would have to pass through Nyetimber Village along our country 'B' roads from Pagham. These roads are already heavily congested at commuting times without increased levels of traffic associated with these proposals. Our local network of country roads would simply be unable to accommodate such a huge increase in traffic volume. Pagham is not in close proximity to the highways network unlike other available ADC sites which have easy access to the A259 and A27 as well as the train network from Ford, Arundel and Littlehampton stations. Pagham is only accessed via country 'B' roads.

Having lived in the locality since 1974, I fully appreciate life in Pagham and would hope that the views of those living within the locality are taken into account. We experience the lack of infrastructure on a daily basis and that is without extra unsustainable strain being imposed on the infrastructure by these ill placed applications. I would strongly urge the Planning Meeting on the 9th May to turn down these ill placed proposals.

I don't feel ADC's responses to the Planning Inspector's findings from the Local Plan proposals or any of the transport assessments have allayed my fears about ADC's plans for Pagham. It is the **huge scale** of such housing development within these applications that simply is unsustainable.

Yours faithfully



D J Orde(Mrs)