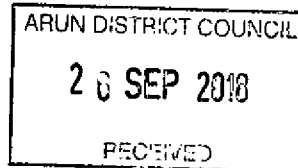


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PO21 3UT*



Planning Department
Arun District Council
1 Maltravers Road
Littlehampton
BN17 5LF

21st September 2018

Dear Sirs

**Objection to Planning Proposals
P/140/16/OUT; P/6/17/OUT;
P/134/16/OUT; P/25/17/OUT**

These 4 proposals would if granted and constructed place at least 1045 additional homes within Pagham. They would largely if not entirely take good agricultural land which whilst it might not in soil quality be grade 1, is taken together with the ideal micro climate of the area, the high water table and the exceptionally high light levels and warmth along this stretch of coastal plain provide about the best area in the Country for growing a range of food products. As we are about to leave or substantially weaken our links with the EU we will require to produce more rather than less of our own food. Thus there is a strong case for maintaining the very productive land we have here and not to destroy it with housing. Housing can be placed towards the north of the Country where climate and terrain do not provide for growing vegetables and salad food in a highly productive manner as here. In the north there are acres of "brown" land and house prices are lower making new housing more accessible to buyers, whilst it might not yield such exceptionally high returns to developers.

The high water table and the flat landscape together with the fact the land is low lying and only marginally above sea level leads to surface water flooding on many parts of the land proposed for these developments after significant rainfall in winter periods and with changing climatic conditions now being observed this will only increase. It is the high water table associated with this propensity to flood that is good for growing food crops.

The roads are already overloaded and access by any local road to the A27 or across it to enter Chichester is very slow and time consuming with long queues at the junctions with and across A27. Over 1000 new homes will mean many more cars and vans on the local roads with a likely car ownership of 1.5 per household and hence 1500 more vehicles. Many of these will be used to and from work and a good number also for work purposes during the day. We already experience long queues and delays which reduce the productivity of workers in this area and contradicts the Government's aim to improve productivity. There are as yet no proposals to improve the A27 and as such the proposals should not be permitted as they would only heighten the levels of overload and lost time on the road system.

It is unreasonable to allow further traffic at the Royal Oak junction when it is known that this will seriously overload the junction and there are no proposals to overcome that. If traffic diverts to more circuitous routes due to extreme overload that only further impacts on poor productivity, lost or wasted time and by forcing people to travel further adds to environmental damage from vehicles and more global warming.

There are also issues of lack of medical staff and facilities as it is already very difficult getting doctors' appointments and hospital treatment. These are not addressed by these proposals. Businesses should be encouraged to move north where cheaper housing can be provided on "brown" land leaving the highly productive agricultural land to provide food for our people.

Yours faithfully


M J Hampton

TESCO