

Chairman, Councillors thank you reading out the objection from East wittering and Bracklesham Parish Council

We made our objection submission on the 6<sup>th</sup> Of May. Since then we have received a reply to a letter we sent to The Housing Minister. Christopher Pincher, Minister of State for Housing understood our concerns regarding the developments in the area. He said the presumption in favour of sustainable development included in the National Planning Policy framework does not mean development at any cost. We have also received a letter from Gillian Keegan in which she added to this comment by saying that the minister had clarified the relevant provisions within the National Planning Framework and it is reassuring to know that the cumulative effect of development and associated infrastructure can be relevant to the determination of planning applications. On this basis we believe that there are 4 reasons you should consider in relation to the proposed application that we did not cover in our original submission.

1) The cumulative impact of the operational impact of the lorries using Piggery Hall Lane coming out on to the B2179 is clearly very dangerous particularly in the peak summer months.

2) Surface water on the site will be an issue. The water table in the area is very high and there is often surface water lying on the fields in winter. This will not disappear. Houses will find their gardens flooded regardless of any SUDS systems installed. The same has already happened to the residents in the new Miller Homes development on Clappers Lane, although they were assured by the developers that the installation of the SUDS system would mean they would have no problems.

3) Waste water the Sidlesham waste water plant is in its own words very close to capacity. We already have homes with sewage backing up into toilets, showers and baths and pictures of it running in Church Farm road. The CDC cabinet has discussed the issue with Southern water but clearly Southern water does not have the capital to solve the problem and judging by its comments to Earnley parish council it has no plans to invest in the foreseeable future. The projected house building will increase the number of overflows. Last year sewage was discharged into the SPA at Pagham Harbour on 94 days and this will increase dramatically if these housing developments are allowed. The cumulative impact will be disastrous on the environment.

4) The environmental impacts will be serious. As a nation we already import 45% of our food; is it sensible to build over good quality grade 2 farming land? The area is home to many small animals and has a rich diversity and provides shelter and sustenance to migrating birds. The land was not in the November HELAA but has subsequently been added. The NPPF states that local planning authorities should take "full account of flood risk and climate change" and that "mitigating and adapting to climate change" is a core planning objective which Local Authorities are legally obliged to consider. The CDC Interim Position Statement states that "development is to be located in areas of lowest risk of flooding". The current tidal inundations maps are from 2016. New ones are due out later this year and it is highly likely that this land could be designated at risk of inundation. Until the new maps are available a precautionary approach should be adopted with regards to flood risk.

Please councillors reject this application on the basis of cumulative impacts. I have indicated that once the land is built on the environmental eco-system cannot be restored. House building should be part of an integrated long-term plan covering all aspects of the infrastructure and not left to piecemeal development.

Brian Reeves  
Chair of East Wittering and Bracklesham Parish Council

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