

From: Nicola Oktay on behalf of Planning.Responses
Sent: 28 March 2024 09:44
To: Planning Scanning
Subject: FW: Planning Application Reference AL/11/24OUT

REP

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From: [REDACTED]
Sent: Tuesday, March 26, 2024 5:47 PM
To: Planning <Planning@arun.gov.uk>
Cc: [REDACTED] Cllr. Paul Ayling [REDACTED]
[REDACTED]
Subject: Planning Application Reference AL/11/24OUT

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I wish to register my objection to the proposed development of the open land to the east of Westergate Street.

This area of West Sussex from the A27 southwards along the A29 has become seriously overdeveloped in the last few years with barely any green spaces between the new estates. Together with the developments along Barnham Road the Five Villages are gradually melding into a single urban sprawl and losing their identity. The resulting pressure on the highway and drainage networks is reaching a critical level with very poorly maintained roads and regular flooding at more regular and heavier rainfall.

Quite often this winter signs have been erected at the top of Westergate Street informing us that the road ahead is closed, severing the route to Bognor Regis. The run-off from over 400 new impervious surfaces will only exacerbate that causing traffic to be diverted onto roads not designed for heavy flows, increasing the destruction of the verges and the carriageway itself. This is ignoring the unwelcome pollution the additional mileage generates.

There was a proposal for a 'Westergate By-Pass' with a line on a plan produced some time ago, but this will probably remain so for many years to come - just a line on a map and nothing more. The southbound traffic tailback from the level crossing at Shripney regularly stretches up past the proposed access point into the development and into Eastergate Lane past the memorial and occasionally up Fontwell Avenue. This will only worsen with the new houses.

This location is just not suitable for the type of development proposed for other reasons as well. The influx of around 1000 new residents will compound the pressure on the local GP surgery - it takes weeks to get an appointment as it is, or months for an appointment at Bognor War Memorial Hospital - and where will they all work? As far as I am aware there are not many employment opportunities in this area which means increased journeys to more distant workplaces.

It would also be foolhardy to ignore the advice and comments of Southern Water who are having serious difficulties in keeping this area including Barnham drained. Together with the very high groundwater levels - witness the flowing artesian well in Fontwell Avenue - there could be far worse problems ahead with the reduction in permeable ground these houses would cover.

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