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From: mike spicer [REDACTED]
Sent: Thursday, March 28, 2024 6:08 PM
To: Planning <Planning@arun.gov.uk>
Subject: Application AL/11/24/OUT

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We have not so far objected to local housebuilding applications apart from those by Cala Homes to develop the fields east of Westergate because we accept that there is a need for new homes. However, this is exceptionally harmful for the following reasons.

Flood and sewage

The southern end of this site has suffered from raw sewage leaks for a succession of winters, so that bales of straw are placed around the affected areas early in the knowledge that they will recur. This attempt to control the sewage is not just low tech, it is mediaeval. They occur just above the Eastergate rife which we believe is a biodiversity

corridor. The Lidsey sewage works cannot cope. The erection of these homes will exacerbate this and other flooding which has already forced closures of the A29 to both north and south of the site and the B2233.

Traffic

We understand that Cala recorded the A29 closed by the level crossing just south of the site for an average of 23 minutes each hour during the morning rush hour. Since queues from the north during the afternoon rush hour frequently extend to Barnham Road and Fontwell Avenue I assume that the road is blocked for a similar period then. And it will increase when the train services are increased this summer. To access the A29 as it stands, with a further 800 cars making journeys daily and the additional obstruction of traffic lights at the end of Pine Close is unthinkable. Any access other than by the A29 relief road, when it is built, is unthinkable. The economic cost of closed and flooded roads, repairs and drainage and the restricted access to Bognor needs to be assessed before further development is permitted.

Local infrastructure

The Chantry Dentists, which used not long ago to have a banner welcoming NH patients now has a waiting list for private patients. The Croft doctors' surgery has long been overwhelmed. The bus services serving the site are very infrequent and end in the afternoon, so that their use is severely limited.

An irreplaceable amenity

The fields that will be lost are the only grassy countryside open to the public in the area. They are a great place for people to relax and where dog walkers, in particular, meet, chat and make friendships and acquaintanceships. The fields are the last vestige of rurality, with their hedged borders, rife and scattered trees, and cannot be replaced. (And the dog walkers will have to take to their cars and add to the traffic chaos). That is why this proposal is particularly damaging.

Mike and Sue Spicer

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