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From: Ronald Flitter [REDACTED]
Sent: Friday, May 12, 2023 1:48 PM
To: Planning <Planning@arun.gov.uk>
Subject: Fwd: BN/11/22/OUT Objection

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It would appear that Mr. Easton has not had time to get this Objection posted on the Planning portal for BN/11/22/OUT, so I ask again that this is done.

Before my email to Mr. Easton I had entered this Objection together with my details on the Enter Comment on the website, but it was only when I had completed my comment and clicked on the Submit Comment button that it advised I had exceeded the allowed character count, giving no idea by how much. Surely in this day and age your comment window could identify how many characters are allowed, and a counter to show how many had been inserted.

Regards
Ronald Flitter

Sent from Ron's iPhone

Begin forwarded message:

From: Ronald Flitter [REDACTED]
Date: 9 May 2023 at 11:03:18 BST
To: David Easton <david.easton@arun.gov.uk>
Subject: BN/11/22/OUT Objection

Please post this as an OBJECTION against BN/11/22/OUT

From Ronald Flitter, 7 Pine Close, Westergate, Chichester PO20 3AE

1.
It is interesting to note that the Applicants, via Lichfields, chose to raise an objection to Application AL/178/22/OUT (now REJECTED) for 89 houses on 'Land to the rear of Meadow Way, Westergate' (posted 28/02/2023) on the grounds that:

'The land to the rear of Meadow Way is in proximity to the BEW allocation. As such. The Southern Consortium has reviewed the application in the context of any potential impact that this application may have on the delivery of the wider BEW allocation. The Southern Consortium have concerns specifically regarding the Transport Assessment prepared by Motion. In summary, it appears that the submitted application BN/11/22/OUT has not been considered as a committed development in any of the assessment work undertaken. Should the Meadow Way application be approved, it is likely that there will be a significant period of time where this development is impacting on the road network, whilst the BEW scheme is being built out and in advance of the full A29 diversion through the BEW site being delivered. As such, there is no consideration of the interim stage of the BEW development, where development to the north of the railway line is constructed and the east-west link may or may not yet be in place. Therefore, The Southern Consortium considers that it is important for the BEW scheme to be taken into account when assessing the potential impacts of the Meadow Way scheme.'

We note that West Sussex County Council ('WSCC') have provided comments on the application dated 22 December 2022. Their conclusions regarding junction capacity, that the junctions will operate within capacity with or without the development, have been made with no reference to the BEW application. This is despite extensive engagement between The Southern Consortium and WSCC over many years regarding the BEW scheme, prior to and since the application submission.

In summary, The Southern Consortium considers that it is important for the BEW scheme to be considered as a committed development in assessing the scheme at land to the rear of Meadow Way, and request that this is addressed in the application documents prior to the application being reported to the Planning Committee or determined.'

This identifies that the Applicant is fully aware that traffic from its proposed development will cause considerable traffic issues (congestion road safety issues, and pollution in particular) on Westergate Street for, at the very least, the duration of their build-out programme for Phase 1, which is defined in the Summary of inputs table 'Base Appraisal Applied Programme' (posted 15/02/2023) as being circa 12 years. The statement is made that... ***'east-west link may or may not yet be in place'***, and this will only be in place should the potential Cala Homes plan for 400 dwellings be approved, and the amount of additional traffic from this development was not included. The Applicant has already made it known that the bridge over the railway line on the realigned A29 will not be constructed for at least 8-years from commencement of there Phase 1. ADC and WSCC have to date provided no evidence that the section of the realigned A29 South of the railway line will ever be constructed, or if it is, how far into the distant future this will be, and this must be taken into account because for as long as it is not constructed the traffic from BEW developments will have to continue to use the existing A29 through Westergate.

Unsurprisingly none of the above was mentioned in the Officer's Report for rejection of AL/178/22/OUT - perhaps the Authorities do not want the residents of Westergate and surrounds to realise that their lives for many, many years to come will be dominated by traffic and pollution.

2.

Bognor Regis now appears to have the title of the most polluted seaside resort in the country, due to the colossal amount of sewage discharged into the sea by Southern Water.

This Application adds a further 1250 dwellings that will be connected to Southern Water's inadequate sewage system, and so even more sewage will be discharged into the sea. If the Cala Homes proposed development ever comes into fruition then this will add a further 400 dwellings pumping sewage into the overloaded system to be discharged into the sea. But of course these two developments alone are not the whole story, because overall at least a build of 4,200 new dwellings (probably far more) will be needed to finance the whole of the proposed realigned A29, and ADC has many 'Strategic Developments yet to be constructed

ADC is responsible for ensuring that Bognor Regis becomes a holiday 'destination', but would you as a holidaymaker want to stay (or even visit) there knowing that you stand a very good chance of bathing in sewage contaminated water, or eating your picnic on a beach contaminated by sewage? None of this gets mentioned in Planning Applications and the Authorities don't seem to want to mention it in their decisions.