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2nd February 2024

Bognor Regis Town Council
The Town Hall
Clarence Road
Bognor Regis
West Sussex
PO21 1LD

Case Officer: Mr D Easton
Telephone: 01903 737500 ex37361
Email: david.easton@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: BN/11/22/OUT

Site Address: Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham

Description of works: Outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide up to 1,250 residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class C2/C3), flexible retail and community floorspace (Use Classes E/F2/Sui Generis), a Primary School plus open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area and affects a Public Right of Way. This application is the subject of an Environmental Statement.

Thank you for your internet representation made on 2nd February 2024 which has been recorded as an objection with the comments as follows:

OWPC64585

OBJECTION Members entirely agree with the comments submitted by Barnham and Eastergate Parish Council that this proposal should not be considered until the completion of the mini-Masterplan and the A29 realignment. The condition suggested by National Highways, that there should be no occupation of the development until the improvement scheme for the A27/A259 is complete and open to traffic, was noted. Without these improvements to the infrastructure having been completed, we consider that a development of this scale would increase traffic movements to such a degree that it would have an unacceptable impact on the A27 Trunk Road which is in conflict with paragraph 111 of the NPPF (July 2018) as a result.

Members are also aware of comments made by Southern Water in relation to another planning application in the locality, whereby they strongly advise against development in the area as they consider the drainage of sewage to be presently overburdened.

The comments made by Network Rail, who object to the application because of the potential harmful impact that the proposal would have on the nearby level crossing with a likely increase in usage and, therefore, an increase in risk to users, are concerning.

However, one of the greatest material planning grounds for the Town Council objecting to planning application BN/11/22/OUT, is the substantial risk of flooding that a development of this scale would pose in an area that has been under water for the last few months, with homes and businesses flooded, and arterial roads into Bognor Regis being significantly impacted. It has not gone unnoticed that the Environment Agency continue to object to this planning application until a revised FRA, with modelling outputs to compare the pre- and post-development flood levels, has been submitted. They have stated that they have not seen enough evidence to justify how the designs will avoid an increase in flood risk. The proposed location for this development is in Flood Zone 3 and regarded as having a high probability of flooding from rivers and sea, let alone heavy and persistent rainfall.

ALP Policy W DM2 demands that development in areas at risk from flooding must satisfy all criteria, including a FRA demonstrating that the development will be safe, without increasing flood risk elsewhere and reduce flood risk overall, and for this reason, and the others stated, planning should not be permitted.

We reserve the right to make further comment.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>