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2nd June 2020

Mrs. P. K. Hickey
20 Elbridge Crescent
Bognor Regis
PO21 4JQ

Case Officer: David Spring
Telephone: 01903 737521
Email: david.spring@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: P/116/19/OUT
Site Address: Land adjacent to Sefter School House Sefter Road Bognor Regis PO21 3EE
Description of works: Outline application with all matters reserved, except for access, for the erection of 4 No. semi-detached 3-bedroom houses & 2 No. detached 4-bedroom houses with associated access, parking & gardens. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 2nd June 2020 which has been recorded as an objection with the comments as follows:

OWPC27399

This application has failed to address various issues through its correspondence on the planning portal. At present the applicants are relying on surface water dissipation being applied via the watercourse that runs adjacent to the site which in turn passes via culverts under the Pagham Road and then into the Pagham Rife exiting into the Harbour. This watercourse passes in front of Sefter Cottage on the Pagham Rd. and is open between the culverted part and the Pagham Rd. culverted entrance. There is photographic evidence available that this section that passes across private property is running at maximum capacity now at various times of the year BEFORE additional throughput loading is applied from this 6 home development, and also the Sefter development of 280 homes as well as the Hook development of 300 plus homes all wanting to use this watercourse as a means of dissipating surface water from said proposed developments. This overloading is manifesting itself by displaying a large standing water pattern on a bend in that dip as the culvert is overloaded and photographic evidence is provided of this can also be provided. It would take a serious culvert upgrade to possibly twice its existing capacity before this arrangement could be deemed satisfactory considering it is located on private property. No consideration has been given towards this problem, seemingly out of sight, out of mind which is professionally inept.

There is also an issue with the exit and entrance traffic arrangements as presented due to the proximity of the Sefter Rd./Pagham Rd. junction which has contrary to information stated suffered many accidents due to its poor visibility splay to the left towards Pagham, the 60 mph speed limit and the skewed angular exit positioning when exiting this junction towards Chichester limiting visibility due to a blind bend and a dip in the road looking left. WSCC has used a desktop study and failed in its duty as the LHA to take this into consideration. It is quite common for traffic to queue back past this developments entrance/exit as well because of a rat run effect caused by traffic taking an alternative route to Chichester on the Lower Bognor

Road as opposed to the A259.

WSCC have tried to argue that S106 monies will allow this junction to be upgraded (Ian Gledhill produced an LHA study on this) yet ADC have separately commissioned a desktop study which completely contradicts the LHA report thus undermining a clear way forward to address the issues that exist at that junction. All the above points need clarification and a definitive safe solution with respect to both areas of objection.

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 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.