

Zoe Toppin

From: Amy Myer
Sent: 26 August 2020 15:14
To: Planning.Responses
Subject: FW: P/116/19/OUT - Further objection

Pls add to the file
Dan – FYI

Amy

From: Mike Josey <mikejosey@btinternet.com>
Sent: 25 August 2020 17:46
To: Amy Myer <Amy.Myer@arun.gov.uk>
Cc: Collins Paul <ppcplanner@btinternet.com>; Cllr. June Hamilton <Cllr.June.Hamilton@arun.gov.uk>
Subject: P/116/19/OUT - Further objection

25 August 2020

For the attention of Ms A Myer

From: Mike Josey (owner occupier of Sefter Cottage the property immediately adjacent and south of the proposed development)

Dear Ms Myer

Planning Application Ref P/116/19/OUT

I previously recorded my objection to this development in a letter to ADC (12/02/2020) citing loss of amenity and privacy and protection of the designated Green Infrastructure Strategic Gap between Bognor Regis and Chichester.

However, since my original objection, I have become aware that several proposed developments in the vicinity of my property are seeking to discharge storm water into the Pagham Rife. These developments include P/116/19/OUT and P/30/19/OUT but storm water from these proposals can only reach the Pagham Rife after passing through a culvert and stream within the curtilage of my property. This stream overflowed its banks as recently as Storm Dennis in February 2020. In the Bognor floods of June 2012, the stream overflowed to the extent that areas of my garden and driveway were flooded.

Despite my recent communications with ADC to raise awareness of the increased threat of serious flooding from storm water run-off associated with these proposed developments, in the agenda papers for the DCC meeting of 29 July, the ADC Drainage Engineer recorded “No objection subject to conditions/informative to ensure development is adequately drained and does not increase flood risk elsewhere.” It is absolutely clear that storm water from this, and any other upstream development, will inevitably seriously increase the existing flood risk at Sefter Cottage.

I can also confirm that ADC has previously affirmed that it has no hydraulic modelling of the culvert at my property and as a consequence, is unable to provide substantive estimates for the volume of storm water that can be safely discharged through the culvert without serious risk to my cottage. For ADC to consider any development upstream of my property that intends to discharge storm water into the Pagham Rife is, at best, irresponsible and at worst, negligent.

With regard to foul drainage for the proposed development, ADC confirms that there are no foul sewers in the vicinity of the site but as yet, there appears to be no proposal from the developer with regard to foul drainage. This application should not be considered before an acceptable sewage treatment proposal has been proposed.

I note also that in their submission of 7 May, the Local Highways Authority stated that the "applicant has not demonstrated maximum achievable visibility splays at either the existing or proposed access points". To date, it appears from the planning correspondence that this issue has not been resolved but as a resident with a clear view of Sefter Road, I can confirm that on most weekday mornings, the proposed entrance to this development is obstructed by queuing traffic waiting to join Pagham Road.

Please place this letter on the file.

Mike Josey

Sefter Cottage, Pagham Road, Bognor Regis PO21 3PX