

From: [REDACTED]
Sent: 16 February 2022 18:26
To: Planning <Planning@arun.gov.uk>
Cc: 'Capt and Mrs C Hamilton' [REDACTED]
Subject: P/178/21/OUT

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I attempted to submit this objection in the ocella site but having hit the submit button it showed 'illegal access' so I am not confident it has been received.

That being the case please place a copy on the appropriate REP LETTER page.

Thank you

Colin Hamilton

Flint Barn

Lower Bognor Road

PO201AZ



This submission replaces one I submitted a few moments ago in error. Please replace it.
P/178/21/OUT

For reasons that are not yet entirely clear, an inspection of the ARUN LOCAL PLAN (ALP) Picture 5.1 shows that some 70% of the ARUN housing target has been imposed on the western half of the district, much of it closely adjacent to Chichester district, which has certain financial advantages. The map also illustrates the inequity of housing distribution with some 40% in the Pagham beak of the district. The village thus faces an increase in size of some 30%, a clear sign of overdevelopment.

ALP policy SD SP1a provides for "development which reflects its character and role as a coastal plain with green wedges separating urban areas and high quality agricultural land.

ALP 7.1.5 states that .. "The key to protection of the countryside and landscape is the identification of the Built-Up-Area-Boundary – a policy definition which defines urban areas from that of the countryside.

ALP 7.2.1 states that "the council seeks to protect the natural environment by strictly controlling development in the countryside..... For purposes of this plan it is defined as all land outside the Built-up-area-boundary.

Policy C SP1 states that "Outside the BUAB land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:

- For operational needs of agriculture etc
- For quiet informal recreation or:
- For green infrastructure or:
- For diversification of the rural economy or:
- For road and/cycle schemes or
- I.a.w other policies in the Plan which refer to a specific use or type of development

This application clearly does not comply with any of those exemptions.

Policy SD SP3 also states that "The generally open and undeveloped nature of the following gaps between settlements as identified on the Policies Maps will be protected to prevent coalescence and retain their separate identity"

This site lies in the nominated Gaps between Settlements of Bognor Regis to Chichester and does not meet the criteria for development.

Policy C SP1 goes on to state that "the Council will take into account cumulative impact of development in the consideration of planning applications.

Within 2 miles of this site ADC has imposed plans to build 3700 new houses for arguably up to 10,000 people. The population of Pagham is about 6,500. No right-thinking person could possibly deny that this represents a huge level of overdevelopment. The application should be refused on this ground alone.

ALP para 13.2.9 states "The scale of new development should: ".....Avoid obscuring public views and skylines".

The Mill Farm estate is located immediately to the south of this site. The development at the rear of the Inglenook Hotel has already obliterated its views to the south with new and illegally built three storey houses completely overpowering the single storey homes. Residents are now faced with the threat of similar obliteration to the north, with proposed buildings located within yards of Mill Farm homes. Policy D DM1 states that developments should....' Have minimal impact on users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.'

This development will have very significant impact on a minimum of twenty homes located on the northern side of Mill Farm.

The application is not in compliance with this ALP policy.

With respect to flooding, part of this site is within the Flood Risk zone 3. Since the ADC Flood Risk Assessment has not been updated since before the introduction of the Local Plan, despite the requirement for it to be updated every two years, this assessment is questionable. According to the highly respected Climate Central forecast, at least half of this site is 'land projected to be below annual flood level in 2030'. Building on this land is clearly high risk.

Furthermore, the applicant plans to evacuate surface water via ditches outside its northern border via a single Suds pond. It is understood they will not be given permission to do so.

The National Planning Policy Framework requires the council "to assess the quality and capacity of infrastructure and its ability to meet forecast demands and to plan positively for the infrastructure required in the area". There are many residents in the west of Arun District who wonder what is happening wrt Highways, Medical and Dental Surgeries, Schools, Sewage disposal and water supply all of which are in a desperate state. With the advent of a further 3700 houses, one wonders how on earth we will manage.

The Pagham Road / B2166, which was overburdened before the adoption of the ALP, is facing disaster as each application is approved. A country lane, it is presently almost certainly in the worst condition in the county and an absolute disgrace and is no longer safe for bicyclists. Lower Bognor Road, which is a feeder lane is not much better. Until and unless a solution to the Chichester by-pass is achieved, this road leading to the B2145 will be a daily nightmare. Proposals to improve this road amount to ridiculous tinkering with junctions and are laughable. Nothing about this application supports the ALP Transport policy indicated at T SP1.

The problem of sewage has been rehearsed many times before the Planning Committee. It is astonishing to Arun residents that planners continue to pile huge pressure on the district's sewage system which has been unable to cope with the existing loads for many years and with no prospect of improvement in sight. The result is continuous and regular release of raw sewage to our waterways. That such a situation should exist in a civilised country is a disgrace.

It is noted that this site is defined as 'Not currently developable' in the ADC 2021 HELAA register. What has changed in the last twelve months?

It is predicted that within about 15 years this country will only be able to produce enough food to feed half the population. While loss of the best agricultural land in the country does not feature in the LP it is regrettable that we condone the concreting of many acres of this vitally important land.

The conservative council of the time managed to have the ALP approved despite more than 3000 objections. I trust the Planning Committee will now do the honourable thing and comply with its own policies by refusing this application.