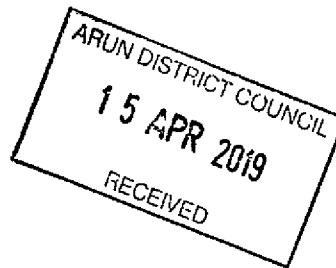


Assistant Director of Planning and Economic Regeneration
Arun Civic Centre
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BN17 5LF

12 Laurel Drive
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Pagham
PO21 3ND



12th April 2019

Dear Sir

Ref: P/30/19/OUT Hook Lane - OBJECTION

In 1999, Hook Lane was the subject of a planning application which was refused at appeal. At that time it was considered to be an important part of the strategic gap between Chichester and Pagham/Bognor Regis. There has been no significant changes or improvements to infrastructure, roads or services since that refusal.

The land around Pagham is some of the best agricultural arable land available and is used for specialist crops that are grown locally because the area is unique in having the highest levels of light in the country. Crops can be produced early in the year and can substitute imports, reducing the carbon footprint, reducing air pollution from vehicles and creating local jobs. The current political climate indicates that we need to move towards self- sufficiency, we should be utilising brownfield sites wherever possible and protect our agricultural land for future generations.

There is a real risk this development will increase flooding caused by surface water and drainage. The recent new development in Summer Lane has already discovered, after having to pile down approx. 40 feet, we have a high water table.

Plans to cover the site with concrete would cause extra volumes of water run off to enter the drainage ditches and into the Rife west of the site. The Rife has already struggled to cope with the water from farmland in the past and is not effectively maintained, so how will it cope with the additional run off from Hook Lane and Sefton Road site next door, plus any diversion of Chichester's flood water if conditions dictate the need to save the city.

The Pagham treatment works is working a full capacity and is legally unable to refuse developments a connection. We know in the past that raw sewage has frequently been dumped into the Rife, albeit licenced. How will they cope with the increase in foul water and sewage from an accumulation of over 1200+ homes?

There is increased pressure on the Doctors Surgery, dentist and hospitals, which are all at capacity and even though the plans show land for a school, care home etc. these will not be funded or built by the developer. If these facilities are not built, I assume there will be a request for extra homes to be built on the available land. Residents are already struggling to get appointments so how will any new residents get access to these services.

The Pagham Road was declared the most dangerous C class road in the county in 2012 and traffic delays, pollution and accidents have got worse in the last 6 years. The rapidly expanding HGV traffic in and out of Barfoots (approx. 43,000 per year) is adding to our local road system, with vehicles

travelling to and from the A27 via Hunston and Vinnitrow Road, affecting air quality and causing excessive wear on the road surface.

In March 2018 a report from Ian Gledhill of WSCC concerning the previous application for Hook Lane said that "the Sefter Road arm of the junction will start to operate close to theoretical capacity in the future year without taking into account the Hook Lane development. Whilst the development takes the junction over capacity with resultant increases to queues and delays the impact should be considered against the NPPF Para 32 stating that ***development should only be prevented or refused on transport grounds when residual cumulative impacts are severe***. The LHA state that although drivers will suffer additional delays due to this development, this alone is not considered to constitute a severe impact".

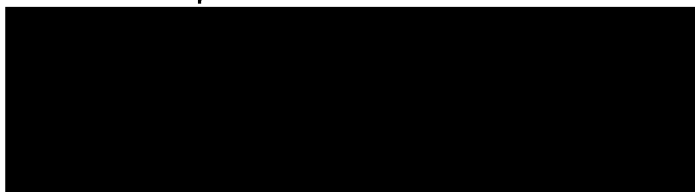
It was also considered by the LHA that it would not be reasonable or necessary to improve this junction. I am astonished at this statement, are they choosing to ignore the other developments coming forward, are they only looking at Hook Lane in isolation. The total accumulated traffic coming forward must surely put the junction and the Pagham Road under severe strain and this new application has placed an additional exit from Hook Lane onto the Pagham Road! Nothing has changed in the past year apart from the Arun's Development Control Committee **refusing the previous application for development at Hook Lane on the exact grounds mentioned above, citing '*increased vehicle movements generated by the application will exacerbate capacity issues on the Local Highways Network***',

I put it to you that the cumulative impact of this and 3 other developments totalling 1250 dwellings plus 2500 dwellings at West Bersted will certainly have an impact and it will, without a doubt, be severe.

I am objecting, for a second time, to a development on Hook Lane, which has already been refused by Arun, is currently at appeal and hopefully, when heard by the Inspector, will finally be thrown out.

I am also requesting that Arun Council look at all cumulative effects of the planning applications currently on the table for Pagham. All share the same infrastructure issues which must be addressed before any development takes place.

Yours faithfully



Jane Collins