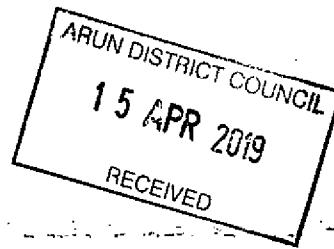


Assistant Director of Planning and Economic Regeneration
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

12 Laurel Drive
Mill Farm Estate
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 unique in having the highest levels of light in the country. Crops can be produced early in the year which could cut back on 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 Sefter 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 does Arun and the developers plan to get around the lack of capacity and the increase in foul water and sewage from an accumulation of over 1200+ homes?

There is already 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. Developers have already indicated that if a school or Health Centre is not taken up it will be used for more housing. 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

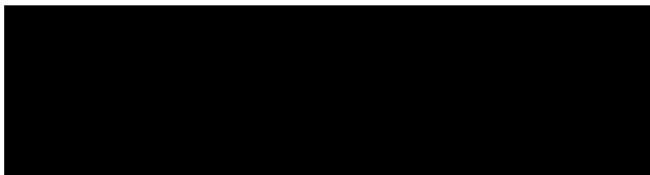
travelling to and from the A27 via Hunston and Vinnitrow Road, affecting air quality and causing excessive wear on the road surface.

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 grounds of ***'increased vehicle movements generated by the application will exacerbate capacity issues on the Local Highways Network'***,

The cumulative impact from traffic and lack of infrastructure resulting from and 3 other developments totalling 1250 dwellings plus 2500 dwellings at West Bersted will certainly 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. I hope that the Inspector hearing the case will take on board the many objections and will refuse this development once and for all.

Yours faithfully

A large black rectangular box redacting the signature of Leslie Collins.

Leslie Collins