

COLIN HAMILTON
Flint Barn
LOWER BOGNOR ROAD, LAGNESS
chichester
PO20 1AZ

Your Ref: OWPC22386
Our Ref: P/30/19/OUT 26-03-2019
Please ask for:
Mr D Easton

29th April 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application may affect the setting of a listed building (resubmission following P/6/17/OUT).

Land north of Hook Lane Pagham

Thank you for your internet representation made on 26th April 2019 which has been recorded as **'an objection'** with the comments as follows:

LETTER PART 2

To: ADC Planning Department

From: CB Hamilton, Flint Barn, Lower Bognor Road, PO20 1AZ

I summarise my concerns which are very widely shared.

Transport. The whole of population of the Bognor Regis area is supported by two roads to the north, to the A27/Chichester, being the A259 and the B road 2166/Pagham Road. The most superficial study of the roads will show that they are log jammed for hours each day. This is, of course, exacerbated by the chronic congestion of the Chichester by-pass which is unlikely to be resolved for many years. I live on this B road and my life has been increasingly blighted by the increase in traffic levels over the last 20 years. With the advent of some 5000+ cars in this small area, the future looks very bleak. There is no rail, limited bus routes and the B roads are too narrow to bicycle safely. Today, the B2166 is frequently the subject of the BBC local traffic congestion reports. Perversely, the major affect of the increased traffic levels will be felt by Chichester District, between the junction of Pagham Road and Lower Bognor Road - and the A27. Out of sight out of mind?

Education. The local schools are full and students from this site may have to travel across the district or face lengthy travel times into Chichester and considerable increases in pollution.

Medical/Dental. Surgeries cannot cope with the existing population. Pressure on the NHS and St Richards hospital is widely acknowledged.

Flooding. There are numerous contemporary photographs of flooding in this area including one of a sailing dinghy afloat in these fields. Building can only exacerbate this problem and raise the water table with resulting threat to adjacent properties.

Air pollution. Levels on the 2166/Pagham Road have been measured and today are very

close to the legal limit, a particular concern for the schools at North Mundham and the Free School.

Sewage. The Pagham sewage works are designed to cope with 7,700 residents. The whole community was horrified to learn that it cannot cope and regularly releases untreated sewage into the Pagham Rife/ Pagham Harbour on numerous occasions over the last ten years and I understand that Southern Water cannot accept any greater loading. The addition of several hundred new residents across the four proposed building sites cannot be accommodated. It is incredible that ADC is contemplating pumping the sewage to Ford, a damaging ecological act.

Arable land. We have some of the best quality land and climate in the country. We live in a world in which food production is becoming a significant problem. Concreting over these fields which adds to the flooding risk, reduces our most productive land and reduces the carbon capture capability is an act of ecological vandalism.

A planning application for this site was refused in 1999 on the grounds of inadequate infrastructure. WHAT HAS CHANGED?

This village has already been ruined by approved applications and indisputable overdevelopment. Please do not add to our misery.

It would be very difficult to adequately describe the depth of feelings in this small community. I therefore beseech you not to approve this application and not to overturn the first green shoot of democracy seen in Arun District Council for a long time.

Yours sincerely

Colin Hamilton

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning