

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

Your Ref: OWPC22385
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 1

To: ADC Planning Department

*From: CB Hamilton, Flint Barn, Lower Bognor Road, PO20 1AZ
25/4/2019*

Dear Sir/Madam

HOOK LANE (NEW) P/30/19/OUT

In 2008, HMG sought to establish an Eco town of at least 5000 homes on the brownfield site of Ford airfield. It was successfully opposed by the conservative ADC council with support of the two local conservative MPs, on the grounds that the existing infrastructure was inadequate. Upon researching the reasons for its refusal, I discovered that the factors included:

- poor transport links/road network*
- lack of sewage capacity*
- lack of school places*
- limited medical facilities*
- flood risk*

Some 8 years later, under pressure from HMG, ADC forced through a local plan which includes strategic sites in the west of the district containing approximately the same number of dwellings as the Ford proposal, near 5000 homes, to be built on the best agricultural land in the country in the small villages of Pagham and Bersted which happen to be at the extremity of the ADC area, despite in excess of 3000 objections.

It has been pointed out to ADC by thousands of residents that Pagham and Bersted suffer exactly the same frailties. Indeed, the road network is far worse and studies into it by Highways England and WSCC have been risible. The local roads are presently operating at near full capacity and travel to and from Chichester and the A27 has become a

nightmare to all residents and commuters. It is, and will remain, the reason that the area will never attract meaningful business employment opportunities.

When asked to comment on this extraordinary comparison of weaknesses, the ADC Leader was unable to offer a plausible explanation. Ford remains largely unencumbered in the Local Plan despite having a rail hub, unlike Pagham, Bersted and Aldwick.

The approval of several applications in this area has already promised to destroy our environment, concrete over our arable land and will create very real problems for the various infrastructure facilities. The impact on the three roads which support the local community does not bear thinking about.

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