

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.

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