

Michael HAMPTON and Mrs Sheila Ann
HAMPTON
4 Seabrook Close
Aldwick
Bognor Regis
West Sussex
PO21 3UT

Your Ref: OWPC22652
Our Ref: P/30/19/OUT 26-03-2019
Please ask for:
Mr D Easton

7th May 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 3rd May 2019 which has been recorded as '**an objection**' with the comments as follows:

This Objection to P/30/19/OUT is submitted in 3 parts as the letter written is too long for your comment form in one submission. Clearly your Comment form needs updating to deal adequately with major applications such as this

Objection to Planning Application P/30/19/OUT

We write to object strongly to the proposed development within the Application P/30/19/OUT.

This development is almost identical to one seriously considered by your Authority at its Planning Committee and refused. The Application is also of a similar nature to one considered in 1999 at a Planning Appeal Inquiry at which the independent Inspector confirmed that the Application should not be allowed to proceed. The reasons given still remain valid and indeed time has only made the case for refusal greater.

Our Objection relates to the following, which also relate to the original reasons the 1999 scheme was dismissed at Appeal.

1 The area is subject to flooding, and nothing has been done to overcome this long standing concern that relates to actual flooding events.

2 The traffic on the one road to Chichester, the main town in the area and the route for all traffic wishing to join the main road network has increased vastly. It is a minor road not given an A or B grade category code from Pagham, is narrow, windy and prone to Accidents. The peak period flow of vehicles reaches over 1650 on occasion and frequently exceeds 1500 per peak hour. This is an historic count which takes no account of the further housing now proposed and which can be expected to probably generate a further 0.6 of a trip per property in the peak hour. This could very easily reach a demand for a further 600 vehicles of which 400 - 450 would use Pagham Road, which the road just cannot take as it would be a demand on that road for 1900 - 2000 vehicles per peak hour; being a 25per cent increase which is quite unsustainable. The Road just will not be able to handle this level of traffic without stop-start queuing. The fact is that in the peak period

(AM in particular) Hunston Road, north from the roundabout of B2166 with B2145 is a continuous slow-moving queue as the road and junctions cannot cope with the present traffic, let alone more traffic demand. Because of the congestion and low speeds achieved the AM peak flow is limited to around 1200 - 1300 vehicles per hour (two-way) and more traffic will only increase the queuing as the delays are due to volume of traffic, the conflicts of turning movements at the Free School and delays at the A27. There are no viable alternatives as the alternative of Vinnetrow Road already has queues of up to 20 vehicles which generally can only access the A27 roundabout with the A259 when a vehicle turns off the roundabout into Vinnetrow Road. At other times any gap in flow on the roundabout is filled by traffic entering immediately prior to Vinnetrow Road from the A259 dual carriageway from Bognor. Here on the A259 the queue to join the A27 often extends back some 500 - 600 metres to and east of the access to Brickiln Garden Centre. A queue of this length on two lanes of traffic would involve potentially over 150 vehicles all stationary or moving very slowly and wasting much time whilst giving out an enormous amount of harmful waste gases!

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