

Cynthia Weeks
102 Rose Green Road
Bognor Regis
po21 3ef

Your Ref: OWPC22786
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 7th May 2019 which has been recorded as 'an objection' with the comments as follows:

102 Rose Green Road
Bognor Regis
PO21 3EF
duncanweeks@btinternet.com

Dear Ms Skinner

Reference
(APP/C3810/W/19/3223144)

I am writing to object to Hallam Land Management's appeal for up to 300 dwellings on land at Hook Lane. As a resident living close to the proposed Hook Lane site I strongly disagree with Hallam's argument that the highways mitigation measures in the local plan will be acceptable. They state once the three major housing estates including this proposed estate with 300 houses, a care home and primary school are built traffic safety and flow will be adequate. Yet currently I find traffic flow is a problem before any major building work in this area has started. I regularly travel to Chichester for work and have seen the flow of traffic gradually increase because of new builds in the surrounding area. Between 7.30 -9.00 am cars are backed up in Rose Green Road to the junction close to my home, and the proposed roundabout (the mitigation measure) will not ease this congestion and will not help me exit my driveway. Currently I have to leave at least an hour before work for a journey that can take 15-20 minutes with clear roads.

Furthermore I remain concerned about our increased risk of flooding which has not been addressed by our council despite letters of objection and questions about accountability following an independent flood report. In 2013 before we moved, we had a flood risk assessment. The assessment concluded that our property and the area within 25 meters was negligible to flooding and therefore we could be insured against this (SearchFlow 2013). However the report showed that surrounding areas namely Rose Green Road towards Sefter Road and Hook Lane were of significant risk of surface water flooding. The report states "Where land that is prone to groundwater flooding has been built on, the

effect of the flood can be costly..... Where very high susceptibility is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions" (SureFlow 2013 p.13)

To conclude I believe that our flood risk status will increase if the Hook Lane Development were to go through and I am still awaiting advice from Arun District Council regarding compensation if our property were to flood and I was no longer able to get House insurance due to changes to the surrounding land. I also dread the increased traffic that will be generated onto a B road not designed for heavy traffic flow.

Yours sincerely

Cynthia Weeks

Reference:

GroundSure Flood report for 102 Rose Green Road (04/09/13) SureFlow. Report

Reference SF-1058619

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 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