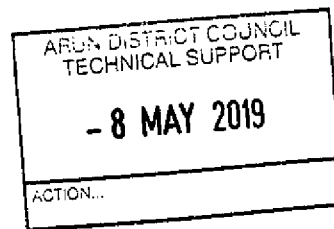


Sefter Cottage
Pagham Road
Nyetimber
Bognor Regis
PO21 3PX



7 May 2019

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Sir

OBJECTION TO APPLICATION P/30/19/OUT – PROPOSED DEVELOPMENT AT HOOK LANE

As the co-owner of a property that shares a boundary with the proposed development at Hook Lane by Hallam Land Management, I wish to register my objection to planning application P/30/19/OUT on the following grounds.

Notwithstanding the already well-rehearsed objections to various aspects of this proposed development, my most serious concern relates to the threat to my own property from the run-off water from the Hook Lane field. Currently, the run-off water from the field drains into the Pagham Rife via a 900mm concrete culvert that runs partially under the garden of my property. In the 2012 floods, the ditches and culvert were overwhelmed by the run-off water, which resulted in the flooding of my property.

I note that the proposal includes the creation of sustainable drainage basins, which is in itself an admission on the part of Hallam Land that there is already an existing drainage problem on the land. Covering much of the field with hard non-porous surfaces can only exacerbate the problem by allowing water to run off much more quickly. Under these circumstances, what solution does Hallam Land propose when their sustainable drainage basins are full to capacity?

In addition to the above serious concern that is specific to my property, I also wish to register my objection the following grounds:

Loss of prime farm land – destroying prime agricultural land just at the time when the country is likely to need to maximise home production is a flagrant waste of a valuable resource. With the country's likely exit from the European Union (and the single market), prime UK farming land should be protected and not buried under tarmac and concrete.

Lack of sewerage capacity – the well-publicised regular discharge of raw sewage into the sea locally by Southern Water over the past ten years is totally unacceptable and can only increase in the light of unabated developments such as the Hallam Land proposal.

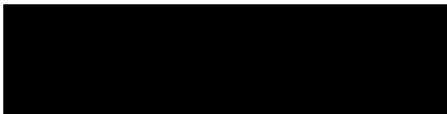
Lack of sufficient medical capacity – it is well known that local doctors' surgeries and the A&E capacity at St Richards Hospital are both stretched to breaking point. Both contribute to the reduced level of service that existing residents already experience and this situation will only worsen if this application is approved.

Traffic congestion - in the last five years, traffic volumes locally have increased significantly for Pagham residents. The completion of the Bognor relief road has turned Rose Green Road and Sefter Road into a "rat race" for commuters seeking to avoid morning congestion at the A27/A259 junction.

Added to this is the additional traffic generated by the unabated expansion at Barfoot's Farm packing station and bio-digester operation. When this reaches full capacity it is likely to generate over 40,000 articulated HGV movements a year. All of this additional traffic can only exacerbate the local congestion and, even worse, the associated increased air pollution.

Finally, I am disgusted by the glaring loophole in planning procedures that allows this application to be considered whilst a previous application for the same development is the subject of an appeal later in the year. Nothing locally has changed since members refused application P/6/17/OUT and I trust application P/30/19/OUT will be similarly refused.

Yours faithfully

A large black rectangular box redacting the signature of Mr M R Josey.

Mr M R Josey