

42 Hook Lane
Rose Green
Bognor Regis
West Sussex
PO21 3PB

30 April 2019

To whom it may concern
Arun District Council

Dear Sirs

I **object** to planning application P/30/19/OUT -- Hook Lane

The additional traffic that this development will bring will exacerbate the current problems on the B2166 Pagham Road which cannot cope as it is. Presumably a traffic survey was conducted and mitigation put in place for the new Free School at Hunston but this clearly hasn't worked as the traffic queues to Chichester have increased significantly since the school opened.

I would suggest that whatever 'mitigation' is proposed for the Hook Lane development will be equally ineffective and the increase in vehicle movement will only serve to increase the misery suffered by commuters on a daily basis.

Additionally, there will not be adequate parking allowed for the number of houses/school/care home. Vehicles will start parking on the kerbs and pavements and once those areas get congested, vehicles will overspill onto surrounding roads. There will be nowhere to park on the Pagham Road and Sefter Road so any overspill will be onto Hook Lane as the only other option. Visibility in pulling out of all driveways in Hook Lane will be restricted, potentially causing a hazard to anyone accessing the proposed development on foot. Currently it is rare to see a vehicle parked on Hook Lane.

This development will not provide affordable homes for local people. Local people will not be able to afford them. It will instead bring more people into the area putting further strain on the doctors' surgery and with the lack of jobs here more people will join those trying to commute on the inadequate roads.

Flooding is an issue on this site. There is nowhere for water to go and building on this land will exacerbate the problem. An example of this is evident in the field opposite the Barfoots site at the end of Sefter Road where a large 'pond' was formed to take 'run off' from the regularly flooded road. Hook Lane has previously been severely flooded, putting existing homes at risk.

I consider that this development will be overbearing and affect the daylight currently afforded to me by the expanse of open Grade 1 farmland. It will equally cause night time light pollution. The lighting of a new estate will have a massive negative impact on the residents of Hook Lane and surrounding roads, not to mention the nocturnal wildlife.

Since we are told we are not entitled to a 'view' and cannot object to the loss of a view I object to the 'viewing mound' proposed in this development. I consider it discriminatory to consider it acceptable to deprive the current residents of their view and say we can't object to our loss of view yet the developers consider it appropriate to provide a specially built 'viewing mound' for the new residents.

The only reason for this 'mound' is to save money on disposing of the displaced soil and construction waste by hiding the detritus under turf.

This development is unsustainable and unacceptable on every level.

Yours faithfully

A solid black rectangular box used to redact the signature of Sarah Freeman Smith.

Sarah Freeman Smith