

Richard Price
58 Carlton Avenue
Bognor Regis
West Sussex
PO213LP

Your Ref: OWPC12386
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
David Innes

3rd February 2017

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 construction of up to 300No. new homes, Care home of up to 80No. beds, D1uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan

Land North of Hook Lane Pagham

Thank you for your internet representation made on 2nd February 2017 which has been recorded as '**an objection**' with the comments as follows:

I wish to object to the planning application P/6/17/OUT.

Flooding

30 years ago, ditches were maintained and actually were a network that worked together and flowed out to sea or into the river rife. Ditches we see today in relation to this application are mostly in isolation, they stand alone and don't flow to the sea or ponds. I have witnessed flooding in the area caused by water running off the undeveloped land with nowhere to go.

The developer will offer a Sustainable Drainage System (SuDS) that is designed for surface water over developed areas, houses, roads, play and shared car park areas etc but I say this will not work.

The land will continue to fill up with rain water, the water will be retained just like a sponge and because of that the land floods today.

SuDS purpose is to retain water from houses and concreted over areas and stores the water in purpose built ponds or underground tanks, the water is supposed to slowly discharge in the deep ground, but that will not happen as the ground is already like a sponge full of rain water.

The rain water will continue to run off the surface as it does now initially filling ditches in isolation that don't flow anywhere and will continue to flood the area as what happens now but potentially worse. Flooding will continue to remain a serious risk to our environment.

Roads

The roads are not fit for purpose. The present state of parking in the vicinity of the Co-op in Rose Green Road and fish and chip shop at the junction of Carlton Avenue is consistently hazardous.

It is amplified by Osbourne Way albeit a minor development it does create problems on Rose Green Road and Carlton Avenue by increased parking on the highway during the evening and overnight and then with shoppers using the Co-op or the fish and chip shop during the day into the late evening.

A not unreasonable assumption is potentially another 500 extra cars transiting the area is a thought-provoking realistic scenario regarding road safety, air pollution and would seriously further detract from a rural environment.

Coupled with this there is the new proposed vehicle entrance by the existing scout hut onto Sefter road that will be inevitably cluttered with randomly parked cars obstructing highway visibility making the proposed junction perilous to pedestrians and other road users. This is not an unreasonable assumption as the evidence is there to show it currently happens in Rose Green Road and Carlton Avenue.

There will be access to Rose Green Road via number 80 that will be demolished to provide this proposed access for both pedestrians and cyclists, this access in Rose Green Road is very close to the Co-op. Many of the vehicles that transit Rose green Road do so at excessive speed.

In Rose Green Road cars and delivery lorries park randomly, this random parking obstructs the line of sight for pedestrians now, and when more cyclists are introduced using this access it will further compound an already dangerous road safety situation for children, shoppers, cyclists and cars.

Nobody walks these days and it is a reasonable assumption to assume people however near will use their cars to use the fish and chip shop and the Co-op thus further increasing highway obstruction and compromise road safety in Rose Green Road and Carlton Avenue.

Doctors Surgery

The Grove house doctors practice is under pressure to manage the existing patient list. This is a reasonable assumption as I always have trouble obtaining an appointment. Realistically the possibility of another 500 + patients on their books would seriously affect the ability to obtain a Doctor's appointment and provide people with a consultation and GPs services when needed.

In summary, I would like the application to be refused on the grounds of, flooding, road safety and issues with the doctor's surgery, as articulated above.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply

information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Director Planning & Economic Regeneration