

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

29 April 2018

To whom it may concern
Arun District Council

Dear Sirs

I **object** to planning application P/6/17/OUT.

This development will not provide affordable homes for local people. The properties will be unaffordable to locals and most likely be bought up as second homes putting a further drain on the already stretched services and inadequate road network.

The accident on the Pagham Road last week (25 April) which closed the road completely between the Sefter Road junction and the Royal Oak is once again proof of the unsustainability of this application. Had this collision happened during the day rather than at night, the traffic headed to and from Chichester would have been at a standstill and this is without the hundreds of additional vehicles which would use this route should planning be granted on this site and those applications proposed for Summer Lane and Sefter Road.

The pending opening of the Free School between Hunston and the Whyke Road junction to the A27 will further add to the traffic chaos we have already to contend with.

Flooding is an issue in this area. The water features proposed on this development are purely to find somewhere for surface water to accumulate. As we all know there is nowhere for it 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' has been formed to take 'run off' from the regularly flooded road. The proposed 'feature' in this application serves no other purpose and is totally unsuitable for a housing estate and presents a risk of drowning for children.

My property is a bungalow and 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 council will have on record my request for the single street light outside my property to be capped due to the adverse affect on me when I purchased my house. This was agreed to due to the negative impact it was having. 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.

It is the residents who know the truth of what it is like to live here, drive around here, find employment and get doctor's appointments. They can see the detrimental affect a housing estate in this location is going to have. They are the ones with personal experience on a day to day basis. They are the ones who need to be listened to.

Yours faithfully

Sarah Freeman Smith