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1st March 2024

Jim Butler  
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**Case Officer:** Mr D Easton  
**Telephone:** 01903 737500 ex37361  
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Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5**

Application No: AL/11/24/OUT  
Site Address: Land East of Westergate Westergate  
Description of works: Hybrid application consisting of: 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way. This application is the subject of an Environmental Statement.

Thank you for your internet representation made on 1st March 2024 which has been recorded as an objection with the comments as follows:

OWPC65173

I object to this proposal for these reasons:

Our local area has suffered from overdevelopment for far too long. The villages of Aldingbourne, Barnham and Eastergate have endured extensive flooding, sewer problems and road collapses over the last year alone, since the local infrastructure cannot bear the weight of the obnoxious level of house building in the area.

The field mentioned in the planning application has a history of flooding, particularly during the winter when the water levels of Eastergate Rife increase above its banks. Building on these fields will only cause more damage to local flood defence and sewer infrastructure as proven over the winter of 2023-2024 in Barnham, with the backbone of the sewer network collapsing, resulting in the pumping of sewage into Barnham Rife and other watercourses.

I understand that the housing development would be connected to a realigned A29 bypass. However, since that project is delayed indefinitely, there is no guarantee that it will happen at all. As shown on the proposed

plan, the only entrance to this new estate would be via one small existing estate in Westergate, which would both increase the traffic in those quiet areas and increase the danger to pedestrians. The building of this estate would put more strain on the existing A29, which in the past has backed up with traffic as far as Westergate Petrol Station during peak times. There is no need to add to this, especially since the A29 has suffered many closures due to road collapses and flooding this winter alone.

The houses built by Cala Homes would serve no purpose in the village or its surrounding area, with the majority being too expensive for local people, whether families or younger buyers, to afford. This development would also increase the strain on our local public services such as doctor's surgeries, which are already overwhelmed by the recent developments.

The field in question has been left to nature, with a variety of footpaths and easy connections to Eastergate Church and Woodgate Crossing. The field itself is home to many species of birds and mammals, as well as amphibious life. As a public amenity, it serves as a wonderful place for people to relax, exercise their dogs and spend time in the quiet amongst nature, away from the business of the high street. The development proposal outlines plans for playgrounds but based on similar applications from developers in the area (such as at Bonham's Field in Yapton), it is common for development companies to use the promise of public amenities to sway the planning decision in their favour, only to remove them later on. The local area already has lots of playgrounds, and there are three (Hook Lane, Aldingbourne Community Ground and Eastergate Cricket Field) within 5 minutes' walk of the proposed site. The money would be better spent on the local infrastructure and updating it to manage the over-building of the area that has already taken place.

In summary, I object wholeheartedly to this application on the grounds that the local area has been strangled enough by the reckless development of greenfield sites. This proposed estate would serve no benefit to the area and would only add to the problems that are being seen more and more often. In addition, the loss of this particular public space would cause irreparable damage to the area's biodiversity, while encouraging the spread of over-expensive, badly built houses across the area's farmland and diverse green refuges.

Is Arun District Council really willing to sacrifice the Six Villages area, its residents, its infrastructure, and its green spaces so another housing company can take advantage?

Once the greenfields are gone, they are gone forever. The damage done is permanent.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to [planning@arun.gov.uk](mailto:planning@arun.gov.uk) and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the

members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



**Neil Crowther**  
**Group Head of Planning**

For details of how the Council will deal with your data please refer to our privacy notices on the website  
<https://www.arun.gov.uk/privacy-policy/>

**If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.**

**To register to receive notification of planning applications in your area, please go to**  
<https://www1.arun.gov.uk/planning-application-finder>