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4th March 2024

Hannah Hyland
3 Pine Close
3 Pine Close
PO20 3AE

Case Officer: Mr D Easton
Telephone: 01903 737500 ex37361
Email: david.easton@arun.gov.uk

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:

OWPC65197

Cala state this will strongly benefit the area, however my strong views are it will do the complete opposite. Westergate Street is already incredibly dangerous for families and children and this is a main walking route to the local school with many families passing through Pine Close. If this is made into a main road this will be impassable for pedestrians and too dangerous to walk in the area therefore further increasing the need for people to use vehicles unnecessarily increasing pollution. The road is not large enough to become an access route to the estate. This will hugely depreciate current property values and I would be so concerned about the level of traffic that I could no longer allow my young children to ride their bikes or play outside the house turning this from a lovely private cul de sac to a rat run for a large housing estate. The council would have blood on their hands if this went ahead as there is too much at stake and too much of a high risk of someone being hit by vehicles. You also cannot expect people who live in 4 bedroom houses with a single driveway to not be able to park outside their houses therefore there just isn't space for a through road. All services are over subscribed and the infrastructure cannot manage a further 400 houses. Also the area has never been so bad for flooding. If more green space and open fields are removed, not only does this hugely destroy the wildlife but it is also highly likely that existing homes will be at risk of flooding as the water has no where to drain. The highways cannot cope with the current situation. Please do not let this happen. It is not safe in the slightest and people will be injured.

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 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>.

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>