



Arun District Council
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4th March 2024

Tom Macready
41 Ivy Lane
Westergate
Westergate, Chichester
West Sussex
PO20 3RE

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 2nd March 2024 which has been recorded as an objection with the comments as follows:

OWPC65215

I wish to express my community's strong objection to the proposed housing development plans by Cala Homes at Pine Close, Eastergate. As concerned residents and stakeholders in our community, we believe that this development project is not in the best interest of our neighbourhood and will have several adverse effects on our local environment, infrastructure, and quality of life.

I would like to highlight the following key points brought up by the 602 locals who have signed a petition in objection to this development:

Overcrowding and Strain on Local Infrastructure.

Environmental Impact: The development will lead to the destruction of the biodiversity corridor, which is home to badgers, Egrets, Yellow hammers, Voles, numerous birds and field mice. This impact to local wildlife and the aesthetic appeal of our community is not acceptable. It is essential to preserve these areas for the benefit of current and future generations. Especially considering the recently published "State of nature report 2023". Which categorically states that Populations of birds has declined by 42%, Amphibians & reptiles have declined by 31% and Fungi & Lichen has decreased by 28%. This area has a chalk bed stream running through it, as there are only 230 of these streams globally it is imperative that this haven for wildlife is not further sullied by housing developments.

Traffic Congestion and pollution: The increased number of residents and vehicles in the area would inevitably lead to more traffic congestion, making it challenging for residents to commute and diminishing road safety in the neighbourhood. The proposed entrance to the site is within 100 meters of the Aldingbourne Primary school and the building site itself backs onto Eastergate Village primary school. This development will have an adverse effect on our children's health and ability to learn given the decrease in air quality and the increase in noise pollution.

Loss of Character: The proposed development does not align with the existing character and architectural style of our community. It would be a stark departure from the charm and heritage that make Eastergate, Westergate and the 7 villages unique.

Drain on Local Resources: Our local schools, doctors' surgeries, and emergency services are already under significant pressure. The addition of more households through this development would only exacerbate these issues, potentially leading to longer waiting times and reduced access to essential services.

Drainage of the local site: This area is prone to flooding. 5 years ago, this field was denied planning permission due to inadequate drainage. What has changed in the past 5 years. To my knowledge the amount of rain has only increased.

I urge the Arun District Council to carefully consider these concerns and the opinions of the residents of Eastergate, Westergate and the surrounding area. We request that you reject the planning application put forth by Clara Homes for the Pine Close development in any and all forms. Instead, we encourage the council to explore alternative solutions and protect this most precious commodity of nature. According to the Royal Botanical Garden report from 2017, wildflower meadows in the UK have declined by 97% since the 1930's making these habitats one of the rarest eco systems. Please do not destroy this one for the sake of 400 "reasonably priced" homes.

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>