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15th March 2024

Genna Freeborn
North House
Westergate Street
Chichester
West Sussex
PO20 3QU

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 15th March 2024 which has been recorded as an objection with the comments as follows:

OWPC65499

I strongly believe that brown field sites should be developed before destroying green field sites.

This area of land has been allocated under The Neighbourhood Plan as a Biodiversity corridor. It would destroy an of area of any irreplaceable natural habitat of many native species, including the destruction of trees/hedgerows.

These fields become heavily saturated after periods of rainfall, due to groundwater and surface water ingress. Further development in these fields will mean much greater risk of flooding in the area, the proposed drainage systems need to be sufficient to protect not only to the new homes but to the many existing properties. This winter we have already seen much flooding in the local area, including in Shripney and resulted in multiple closures of the A29.

The development conflicts with the Arun District Local Plan that "Preserves the separate identities and avoids any further physical coalescence of the three villages of Barnham, Eastergate and Westergate through the delivery of green infrastructure. Eastergate and Barnham should be protected from a continuous urban form / coalescence along the north and south aspects of the B2233". The effect on landscape and the character of area has not been taken into consideration with regard to urban sprawl and the joining up of the local villages by developing the areas between them.

There is heavy traffic congestion in this area already, with the average home in the area owning above the national average of 2.3 cars per household, this development will put additional strain on the road network. The eventual delivery of the A29 relief road is supposedly meant to relieve the pressure on the existing highways network, however this seems impossible given the vast number of houses that are proposed with the relief road.

No consideration has been given to the existing residents with regard to the east to west vehicle connection onto Westergate Street. I already have queuing traffic outside of my house throughout the day, because of the amount of traffic backed up by the level crossing. It is proposed to give the vehicles from new properties and traffic coming from Barnham the opportunity to exit this development onto Westergate Street (it will inevitably be used as a rat run). This is going to cause chaos on an already extremely busy road. This junction is also in very close proximity to Aldingbourne Primary school, the safety of this proposed exit route needs to be taken into consideration with regard to the school.

The development of the new A29 should be completed before building any houses. Building houses without connecting the new A29 to the South means our local road network (principally the B2233 Barnham Roads and the A29 through Aldingbourne) will have thousands more car journeys per day, substantially worsening air pollution. WSCC already confirms that significant delays and congestion occur at peak times at the War Memorial junction and the Woodgate Level Crossing. Without the new A29 (before building more housing) there will be chaos on Westergate Street and the B2233 Barnham Road.

The sewage network is already at capacity. As recently demonstrated in Barnham! Sewerage systems already need upgrading to deal with existing problems, before further houses are built.

Medical facilities and access to GP surgeries needs to be improved before more houses are built.

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](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>