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25th March 2024

Steve Leverett
26 Elmcroft Place
Westergate
Chichester
West Sussex
PO20 3XL

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 24th March 2024 which has been recorded as an objection with the comments as follows:

OWPC65668

The proposed Cala development at Westergate is foolhardy for so many reasons. The area has been overwhelmed lately by local new builds and Lidsey Treatment works is already at over capacity with sewerage seeping onto the fields in question during the frequent flooding

This threatens local wildlife, as would the proposed development, with protected species such as bats, slow worms, grass snakes and possibly water voles all put at risk. Their habitat is protected and there is also a risk of contamination to Aldingbourne Rife which is one of only 200 or so chalk streams in the country.

These days, when mental wellbeing is being promoted, this area where people can go and relax literally on their doorstep, is in danger of achieving 3rd world status due to sewerage contamination. In addition, Southern Water frequently release sewerage into the sea.

Removing any trees would increase the flooding risk especially when being replaced with more paved areas. Public footpaths would also be affected.

Local schools are oversubscribed, doctor's appointments take an age and the proposed vehicular access is not practical at any of the suggested options.. Traffic control for a proposed bypass would only add to traffic congestion with a recent survey showing that the rail crossing is already closed for nearly 40% of the time during the 3 hour morning rush hour. Schools and dentists are also oversubscribed.

Westergate has been almost like an island lately with Shripney Road to the south frequently closed due to flooding, Barnham Road to the east closed for lengthy periods due to sink holes and now Fontwell Avenue to the north also due to flooding.

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>