

From: Nicola Oktay on behalf of Planning.Responses
Sent: 26 March 2024 11:08
To: Planning Scanning
Subject: FW: ref planning application AL/11/24/OUT

REP

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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



From: BRIAN JANMAN <[REDACTED]>
Sent: Monday, March 25, 2024 1:54 PM
To: Planning <Planning@arun.gov.uk>
Subject: ref planning application AL/11/24/OUT

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

45 Elmcroft Place, Westergate, PO203XL

25/3/2024

Dear Sir/ Madam,

I have recently been made aware of the above referenced planning application by Cara Homes to cram 400 homes onto farmland to the east of Westergate with vehicle access off Westergate Street (the A29) via Pine Close.

I object strongly to this application on the following grounds

1. This land is a wildlife haven, I believe the current phrase for it is a wildlife corridor, as it does indeed link open areas to the north and south of the village.
2. This land is low lying and is often very wet. It consists mainly of a shallow valley that many, many years ago was a sea inlet and the banks of this inlet, about six foot high, are very noticeable if you walk the land.
3. At the bottom of this shallow valley runs the Aldingbourne Rife, which is fed by a stream that runs alongside the footpath from Elmcroft Place to Church Lane Eastergate. There is a pond partway along this path, which, although somewhat overgrown at present, is never the less a wildlife habitat that would be affected by the proposed development.
4. The Aldingbourne Rife is home to many species apart from a multitude of insects including frogs, newts, and the endangered water vole. Kingfishers, Heron and Little Egrets have been seen along its length. Any disturbance to the surrounding area would undoubtedly adversely affect the bio diversity in the Rife and surrounding fields.
5. Access to the proposed site is said to be via Pine Close which leads off Westergate Street. This narrow road is quite unsuitable for use as access. It has houses each side with narrow pavements and is not wide enough for builders vehicles.
6. Exiting from Pine Close onto Westergate Street is as stands difficult, with the heavy flow of traffic along the A29, especially at peak times and at school run times.
7. The number of cars that would likely be associated with 400 new dwellings is likely to be in the region of 800, Assuming 2 cars per household, which is probably a low estimate these days.
8. Traffic inevitably backs up along the A29 when the Woodgate railway crossing gates are down, often as far back as what was the Labour in Vain pub, at the junction of Nyton Road. Any additional local traffic would add to this congestion.
9. There are already two developments in progress to the south of the Woodgate level crossing with larger ones in the planning. These plus the new developments along Fontwell Avenue are already overloading the existing infrastructure, any more dwellings (or commercial sites) would be disastrous.
10. You will be aware of the current flooding issues in the area. Runoff from farmland and unmanaged ditches in the area has resulted in many local road closures, forcing traffic onto back roads. Undoubtedly the developers will say that they have taken flooding into account, but the existing drainage could not cope with any increase in volume.
11. Sewage. The Lidsey sewage treatment Works is at full capacity, if not over loaded at peak times resulting in untreated sewage being released into the Aldingbourne Rife south of the village. One wonders by how much the increase in sewage generated by 400 extra households would exacerbate the issue.
12. Any extra development would require the provision of extra medical facilities. Although the Croft Surgery which serves this area is currently in the process of building new premises, that in itself will not alleviate the need for extra doctors to reduce the current two to three week wait for appointments.
13. There is also the provision of extra places in the two local schools, which, I am informed, are already at capacity.

I do hope that you will join me in objecting to the proposed development.

Yours sincerely,

Brian Janman.