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27th March 2024

Hannah Ockleton
8, Pine Close
Westergate
West Sussex
PO20 3AE

Case Officer: Jessica Riches
Telephone: 01903 737852
Email: jessica.riches@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 26th March 2024 which has been recorded as an objection with the comments as follows:

OWPC65766

Plans for the no. of houses in this development & this area is preposterous for the following reasons:

Pine Close is a safe area to live where our two young children, along with several others, play safely outside on the green area. Your proposal removes this space to play which they have all become accustomed to. The children will not have the safe area to play but additionally the safety of Pine Close will be seriously compromised if it becomes the main road through to the proposed estate. Westergate St is already a busy and dangerous road, connecting it directly to Pine Close will result in dangerous volumes of traffic passing extremely close to our property.

Your proposal does not consider pedestrian safety, there are many walkers & children who use the footpaths to walk to school safely, avoiding the paths next to busy roads.

Your proposal puts people, particularly children's, lives at severe & real risk. There is no consideration taken in your proposal to address or mitigate these points. Pollution will be exponentially increased, in very close proximity to the houses of Pine Close, made worse by the reduction in trees. Increase in pollution will have a detrimental effect on the children living in the area & severely impact their respiratory health.

When Pine Close was developed the houses were given dispensation for the lack of off-road parking & as such granted the ability to park on the roadside next to the houses. The road is already too narrow for 2-way traffic due to the width of the pavements, let alone with parked cars there. What is your plan to remedy,

including compensation, an agreement which you intend to break with the council, given the current plans? Any suggestion of parking away from the house for families with young children and pets; who are physically unable to move all at the same time, creates unsafe & unacceptable situation of a young child left in a car alone. What is your safe parking plan?

When we purchased in Pine Close from new in 2016 the mandatory "Searches" had made us aware of the possibility of development of the land to the East of Westergate St, however there was no mention of a major Link Road/Bus Route being carved through our cul-de-sac at a later time. Should the "Searches" have been able to reveal ADC's intent to run its proposed East West Link Road through the cul-de-sac then we also would not have purchased.

An increase in housing numbers will have a huge impact on the already stretched local services & completely full local schools. Where is your rectification plan for these issues which will present immediately on housing completion?

Flooding is ever more present and severe, the more houses that are built and green spaces that are removed. We have a green space in Pine Close and the field you propose to build on is another. How do you intend to give back those green spaces?

Wildlife in the local area is at an all-time low, this will be further ruined as fields are removed from the ecosystem.

The volume of traffic is already causing standstill traffic as far back as Westergate Vets when the level crossing closes during rush hour and other busy times of the day. The frequency of trains passing results in several closures of the barricade each hour & traffic builds up significantly. This would be at an incomprehensible level with the addition of houses and the subsequent associated cars in the area.

In summary, the plans to ruin a village and what is left of the surrounding countryside is in violation of the human rights of the local residents as per my earlier points on children's safety and detrimental health effects from pollution. It also goes back on several agreements already in place, that makes this plan untenable.

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>