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2nd April 2024

James Cooney
56 St Richards Road,
Westergate
PO203rd

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 28th March 2024 which has been recorded as an objection with the comments as follows:

OWPC65854

Dear Decision-making Authority and planning team,

I am writing to express my strong objection to the proposed construction of 400 new homes on the land behind my property. While I understand the need for housing development, I believe this particular project will have detrimental effects on our community and environment.

Firstly, the addition of 400 new homes will undoubtedly lead to a significant increase in the number of vehicles on our local roads. Conservatively estimating that each household owns at least one car, we could see an influx of 400 to 800 new vehicles traversing our already strained road networks. Our roads simply lack the capacity to accommodate such a surge in traffic, potentially leading to gridlock, safety hazards, and increased commute times for existing residents.

Moreover, the sudden influx of residents into the area will put immense pressure on our already stretched local amenities. Our schools, hospitals, dental practices, and GP surgeries are already operating at or near capacity, struggling to meet the needs of the existing population. Adding hundreds of new residents without adequate planning and expansion of these essential services will only exacerbate the problem, leading to longer waiting times, reduced quality of care, and diminished access to education.

Furthermore, the proposed development threatens to destroy precious green spaces that are vital for our community's well-being. These green areas serve as havens for wildlife, provide recreational opportunities for residents, and contribute to the overall aesthetics and biodiversity of our neighborhood. Their destruction would not only rob us of these invaluable benefits but also exacerbate issues such as urban heat island effect and loss of natural habitats.

In addition to these concerns, recent flooding events in our area highlight the vulnerability of our land to natural disasters. The development of green spaces, which currently act as natural water absorbers, could worsen flooding risks by reducing the area's ability to manage excess water. This poses a significant threat to the safety and well-being of both current and future residents, as well as to property and infrastructure.

Additionally, the environmental impact of such a large-scale development cannot be overlooked. Increased pollution levels from additional vehicles and construction activities will further degrade air quality, posing serious health risks to residents and contributing to climate change. We must prioritize sustainability and environmental conservation in all development projects to mitigate these adverse effects and safeguard the planet for future generations.

In conclusion, I urge you to reconsider the approval of this proposed development. While housing is essential, it must be done in a responsible and sustainable manner that takes into account the well-being of existing residents, the preservation of our environment, and the long-term health of our community. Alternatives such as brownfield redevelopment or smaller-scale, more carefully planned projects should be explored to address housing needs without sacrificing our quality of life and natural heritage.

Thank you for considering my objections.

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>