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2nd April 2024

Laurence Ward
48 St Richards Road
Westergate
Chichester
West Sussex
PO20 3RD

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:

OWPC65901

For the attention of - Mr N Crowther

I object to the application on the following grounds -

The local infrastructure is inadequate and doesn't not meet the needs of the existing local population and housing let alone a further 400 dwellings -

Sewage treatment at Lidsey at capacity- proof of this is evidenced by the sewage flowing from the inspection covers at the southern end of the applicant site.

Southern Water in their response to planning application number W1/23/111/PL strongly advised against due to the local catchment area bring overburdened. Southern Water have prior to any further housing development in the area undertake major upgrades to the sewage treatment and surface water management .

The Grampian case law condition quotes the following-

"Prevents the start of a development until offsite works have been completed on land not controlled by the applicant "

It is reasonable to say that a significant upgrade of the existing sewage treatment and surface water management is required to process existing demand without the addition of 400 dwellings -

This application is premature in relation to the Arun Local Plan and contradicts the policies to provide a recreational and environmental area which the applicant is seeking to build on.

Vehicle access through Pine Close or any existing easterly routes off the existing A29 is/are not practical given the volume of traffic generated and the already overburdened A29 with the traffic flow restrictions of Woodgate level crossing, the primary school crossing and the pedestrian crossing.

The Aldingbourne NDP has weight in consideration to the application under and not limited to policy numbers EH2/EH4/EH5/EH/6

The green infrastructure and ecosystems, watercourse protection, surface water management and protection of trees and hedgerows will all be greatly damaged by this planning application.

The applicant site is rich in bio diversity with sitings of protected species including Water Voles and Bats and their associated ecosystems -

This area is recognised as providing ideal habitat which is in decline in West Sussex for Water Voles which have suffered a 90% decline in population since 1990-

The area is rich in flora and fauna and which will be destroyed if development is permitted on the applicant site.

The applicant doesn't not support local housing need and at 90% open market dwellings only promotes more unsustainable inward migration to an area lacking in business and enterprises needed to support local employment.

The often ignored and blatantly obvious facts that we have insufficient local school places, local healthcare, dental care and recreational opportunities.

In closing I encourage all parties responsible in the consideration of this application to give equal value to the above points and when taken collectively the moral bar to object to this outline planning application has been met and the potential legal grounds to object should be tested.

Regards- Laurie Ward

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>