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2nd April 2024

Rebecca Francis
Redridge Cottage
Westergate Street
Westergate
PO20 3QU

Case Officer: Jessica Riches
Telephone: 01903 737852
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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:

OWPC65905

The application site is part of the recreational & environment area laid down in the Arun local plan. If this development is granted, the Arun local plan will need to be altered and will be unlikely to provide this vital area of recreation & wildlife.

Biodiversity corridor - This area has numerous biodiversity corridors and a chalk stream in the shape of Eastergate Rife. The Aldingbourne Parish neighbourhood development plan protects this area under a number of key policies:

EH2 Green infrastructure & Ecosystems
EH4 Protection of watercourses
EH5 Surface water management plan
EH6 Protection of trees & hedgerows
EH12 Bats

There are numerous nature and wildlife species across this site, namely water voles, kingfishers, little egrets, a wide variety of bird species, grass snakes, lizards and bats. Building on this site will cause irreversible harm to this rich biodiversity.

Footpath 297 will be cut as part of the link road, this will in turn put the lives of children in danger.

Sewage & flooding are flowing from the inspection covers in the fields to the south of the applicant site. This is evident that the Lidsey sewage treatment works is beyond capacity already and cannot manage with an additional 400 dwellings.

Southern Water have recently responded "strongly advising against" a recent planning application in the Barnham area, stating that for two dwellings in planning application number W1/23/111/PL "the local catchment area being overburdened during periods of rainfall".

The local road network has demonstrated it does not have capacity to withstand an increase of traffic volume. There are multiple accidents on Westergate St, all access points proposed will significantly increase both the risks and number of collisions.

The traffic volume when the woodgate crossing is down causes issues for emergency services. The train frequency is proposed to double from June 2024, and current stats show the crossing is closed for 23 minutes per hour, this will increase as the train frequency increases and will continue to be an access challenge.

Key "A" road closures at Shripney forced traffic onto "B" roads such as Hook Lane & Nyton Road, these roads have also recently flooded. North bound of the A29 Fontwell Avenue has seen uncontrollable flooding due to Portsmouth Water artesian well and this has resulted in road closures, forcing traffic onto Eastergate Lane, and in particular when the Barnham Road sinkhole forced road closures. The village of Walburton has become an entry / exit point for the villages of Barnham, Eastergate & Westergate, however, Eastergate Lane is so badly damaged that there are numerous vehicles being damaged on a daily basis. The additional volume of vehicles attached to 400 dwellings is not safe, viable or responsible as the current A & B road network cannot handle the current volume.

Grampian Caselaw - "prevents the start of a development until off site works have been completed on land not controlled by the applicant".

A major upgrade of the Lidsey sewage treatment works is required in order to deal with the current residential capacity, this treatment works cannot burden an additional 400 dwellings in its current capacity.

In addition to these issues listed, there are other significant concerns which include the shortage of local school places, limited availability to NHS dental services and lengthy wait times at local GP surgeries. There is also a local absence of any new employment opportunities and community investment.

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>