



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

2nd April 2024

Richard Ball
Rye Cottage,
Westergate Street, Woodgate
Chichester,
West Sussex
PO20 3SQ

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:

OWPC65909

Dear Sir/Madam,

I am writing to register my objection to the above planning application by CALA Homes for 400+ houses to the east of Westergate.

This application appears to be a retrograde step since the previous application made by CALA's planning company which was for these 400+ houses as the initial part of the overall scheme for 2200+ houses in the area between Eastergate, Barnham and the E-W railway line. This previous application at least showed the proposed new A29 roadway from Fontwell to Bognor passing through the overall development area to the east of the rife that runs N-S through this overall development, then over/under the railway line before rejoining the existing A29 near Shripney. One of my objections to this previous application was that the new N-S road should be fully constructed between Fontwell & Bognor prior to starting building houses in the area. That opinion has not changed. The current application does not even indicate the new road and the rest of the 2200+ housing scheme.

It is frankly ridiculous to consider this 400+ development being constructed and served by the one main entrance road at Pine Close which at the point of entry into the development is a single carriageway road with

the houses built within a few feet of the pavement on both sides. Never mind the effect that the construction traffic would have on the already congested existing A29 with its regular grid locking due to the railway level crossing in Woodgate.

The Aldingbourne Parish neighbourhood development plan protects this area under a number of key policies:-

EH2 green infrastructure & watercourses

EH4 protection of watercourses

EH5 surface water management plan

EH6 protection of trees & hedgerows

This development would cause a considerable increase in sewage disposal and run-off water from a large area exacerbating the already overstretched sewage disposal and rife system as shown by recent sewage leaks and flooding. A thorough review of the existing sewerage, sewage disposal and surface water management plans for the overall area and the effect of this and other developments in the area. Continuous road flooding with multiple road closures and drainage collapses over the last six months has also caused increased traffic chaos with road closures and diversions.

Having moved here 18 months ago, we have found a lack of infrastructure and facilities. My new NHS dentist is in Copnor, Portsmouth nearly 20 miles away. The GP surgery is oversubscribed and struggling. Reportedly the local schools are full with long waiting lists.

In addition, this development area is part of a biodiversity area hosting a number of protected birds, fauna & wildlife such as owls, bats, woodpeckers & water vole. I understand that there may be an area of archaeological significance in the overall development area.

The villages surrounding this development plan are already struggling in terms of traffic, flooding, lack of infrastructure and facilities. Positive changes must be made to all of these BEFORE even this initial part of the large overall scheme is contemplated.

With kind regards,

Richard Ball.

Rye Cottage,

Westergate Street,

Woodgate.

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](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>