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2nd April 2024

Mrs Julie Cruickshank
31 Ivy Close
Westergate
CHICHESTER PO20 3RF UNITED KINGDOM
PO20 3RF

Case Officer: Jessica Riches
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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 29th March 2024 which has been recorded as an objection with the comments as follows:

OWPC65972

This application fails to meet several requirements of the agreed Development Plan:

Infrastructure no longer meets the needs of residents, the GP surgery has not yet been updated and there are fewer doctors than before, the local school is oversubscribed, both surface water and foul water disposal and water supply have all been heavily impacted by the conditions this winter (2023/24) - it is already acknowledged by ADC, WSCC, EA and SWS that a large portion of the parish has problems with these conditions, but the Environmental Survey precedes this breakdown in services.

- Delays from Woodgate level crossing are a concern and at peak times can extend over a mile.
- Future development must be sustainable and address biodiversity, climate change and enable adequate facilities for residents, this application does not address biodiversity in a positive way. The WSCC Environment and Climate Change Newsletter of 14/03/2024 says "One in six of our UK species is at risk of extinction and urgent, locally coordinated, efforts are needed to reverse this decline." The new rules on biodiversity don't just require a 10% increase in space but in quality. This application does the opposite.

In specific terms:

EH1 It threatens significant harm to biodiversity and has unacceptable environmental, amenity and traffic implications, including an increased risk of groundwater flooding. All possible access routes identified are on to the A29 on the stretch prior to the level crossing, requiring another set of traffic lights to ultimately

accommodate a potential 8000 additional car movements a day. It will also mean 4 sets of traffic lights between the War Memorial and the level crossing. Analysis of the level crossing has established it is currently closed 38% of the time, but the number of trains is to be increased on some routes which will increase this closure time. This is already a risk point for the emergency services. Previously the plan was for access from the rerouted A29, this would make far more sense. I believe there is precedent with the Grampian conditions which preclude the implementation of development permitted by a planning permission until all the infrastructure is in place, in this case this would be roads, relieving undue stress on the level crossing, adequate sewers for foul water and run-off, and security of water supply.

EH2 Threat to wildlife corridors, ecology and biodiversity, trying to move corridors will drive out the resident fauna, and destroy the mycorrhizal networks underground.

EH4 The rife, or chalk stream, must not be used for surface water drainage. These streams are uncommon in the UK and rare in the world, they need to be protected, no drainage into them is acceptable.

EH5 In this winter, 2023/24, we have had many days when all routes out of the parish has been either closed or flooded, one weekend they were all closed. It is already acknowledged by ADC, WSCC, EA and SWS that a large portion of the parish has problems with these conditions. Successful corrective remedial work by SWS is essential before more homes are built, the work they have done so far has not yet had any noticeable effect.

EH6 Loss of mature trees and hedges cannot be replaced by planting saplings, as with the ecological corridors the birds and mammals will have to move away or die.

EH12 As with EH6 and EH2 disturbance to habitat will disrupt the bats and may lead to their loss, it's vital these wildlife corridors are maintained in situ.

H4 There is insufficient affordable or social housing for local young people.

LC8 Local infrastructure, shops, schools, will struggle.

In conclusion I respectfully request that you oppose this application.

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>