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2nd April 2024

Edward Dyer
30 Ivy lane
westergate
chichester
West Sussex
PO20 3RE

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

OWPC66015

Upon looking at the planning application in further detail I strongly object to this planning application since there are number of concerns that have failed to be taken into consideration. Areas of the planning application including the consultations of drainage and frequency of the train gates are incorrect. Having grown up in a house that backs onto the proposed fields for development. Dating back to the late 90s when I was 13/14, I witnessed the drainage covers overflowing with raw sewage and then flowing into the streams nearby. Now aged 32, i have witnessed this occurring more frequently when we have heavy rain fall. As a result of this flooding the local roads that link westergate to Shripney and Barnham were cut off. I believe any further development in the area will contribute towards further surface runoff flooding despite stating the planning application will provide SUDS. I believe there is evidence of this already happening in the village of barnham ,further housing development in the area has lead the waste system to collapse and contribute towards local existing housing being repeatedly flooded with sewage. Page 15 of 98 Subject Train crossings: Having assessed the planning application it has failed to provide accurate information regarding the amount of times the train gates close at Woodgate crossing. The application doesn't include the most recent up to date train times that southern rail has implemented for the Spring 2024. The consequences of this planned development will contribute towards the amount of stationary traffic already queuing at Woodgate crossing between peak

times during a weekly period. Being a local resident that commutes to and from the area during the peak times, I have witnessed a back log of traffic that brings the local area to a complete standstill. Since the access to ivy lane is connected to westergate street I am often met with traffic that is blocking the access out to the main road. Having written a University dissertation on the topic of wildlife criminology, I have witnessed in my university studies a repetitive occurrence of housing developers stating that they will promise to preserve natural habitats. However, once approved has lead to ignorance and destruction of the natural wildlife over the main aim of gaining profit in the long term. Having assessed the overall biodiversity I have a number of concerns that cause alarm bells. Having a assessed the planning application, it displays some trees that plan to be preserved, I am deeply concerned that the developers will disregard the tree protection orders in place and simply pay off the fine if any of the existing trees cause any inconvenience to them. I am firm believer that we are living in a rapidly changing global climate and the requirement for trees in our areas of living are needed now more then ever. Furthermore the existing bushes and hedgerows provide food for the existing natural habitats and any disturbance to these food sources will trigger series of irreversible changes to the natural habitat. The planning application has failed to fully considered the Biodiversity of the area planned for development. It is believed that the field research on the existing wildlife was conducted in short period of a month and wasn't conducted throughout the year. The planning application has failed to consider the yearly wildlife that migrate to and from the fields. It has failed to include the wild birds of prey mainly being Buzzards and kestrels. According to the Hawk Conservancy trust these two birds of prey are considered to be classified as yellow and red endangered species and the planned development are looking to uproot some the existing trees that provide natural homes for these birds.

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>