



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

David and Julie Morris
46 Ivy Lane
Westergate
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 30th March 2024 which has been recorded as an objection with the comments as follows:

OWPC66042

1. SEWAGE SYSTEM

Sewage system will be unable to cope with the increased demand. Signs are showing currently of sewage contamination across field with the intended site. Southern Water have made a strong response already to an application in the Barnham area stating (W1/23/111/PL) that the local catchment area is overburdened during heavy rainfall.

2. GROUNDWATER CONTROL

The Aldingbourne Parish Neighbourhood Plan protects the area (EH5 Surface Water Management Plan). Recent flooding across the A29 in Fontwell and in Shripney highlights the need to allow flood plains and fields to remain to absorb rainfall in a much more controlled way other than any SUDS system can cope with and without need for maintenance.

3. GREEN INFRASTRUCTURE

Residents have seen many examples of animals and birds using the area including bats, grass snakes, water voles, kingfishers and slow worms. Building would destroy this essential habitat which provides not only an

area for wildlife to live but to act as a corridor for movement. Aldingbourne Parish Neighbourhood Plan policy EH2.

4. VEHICLE ACCESS

The A29 will not be able to cope with the addition of vehicles as a result of 400 more dwellings. The railway crossing gates are down approximately 20 minutes in every hour during the day which along with the proximity of the primary school and nearby secondary school creates lengthy traffic queues which would be worse and would have considerable negative affect in the desirability for businesses to locate in Bognor and for potential buyers of properties in the area.

5. GRAMPIAN CASELAW CONDITION

Works on land not controlled by the applicant must be completed prior to the start of any development. Upgrades are needed to:-

Lidsey Sewage Treatment Works
Local GP Surgeries and dentists
A29 relief road.
Local Schools

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>