



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

Kevin Conlon
4 Pine Close
PO20 3AE

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:

OWPC66049

I write to strongly object to these proposal. 400 homes will bring circa 800+ cars (2 cars per household now being the norm) through our Close which was never designed to take this traffic flow. It is far too narrow to accommodate the existing residents street parking and two lanes of traffic. This is evident by the new development's design expecting cyclists to enter the carriageway with the obvious dangerous incidents that could occur. This road is not fit to provide access to a further 400 additional homes, let alone be an east-west link road to a much wider expansion towards Barnham.

How do the residents of Sunnyside along with no's 7-9 Pine Close actually access their properties by car when others are queuing to exit the junction? There is major potential for serious accidents and shunts if they have to wait to gain access, let alone frustrations from other drivers behind. This is the first phase of 400 homes, to be followed up by hundreds more as part of the BEW development, this situation will only get worse.

Again with access to Sunnyside. The current unmade road access arrangement is with a sharp incline. To introduce road gradients to regulation levels rises would surely result in unacceptable and impractical ramps onto this property.

We already struggle to exit our Close during peak hours and a further 800+ cars from this development will

make our lives a nightmare. Currently when traffic is at stand still we can, if queuing cars allow us, turn right and head north without restriction. The proposals would now expect us to queue to even access the junction. We understand the lights will be linked to the level crossing, and with additional trains due to be added to the Southern rail network this summer, we will have to wait for cars heading south to move before we can head north. This is a major fault in the design and is totally unacceptable! And how will we be financially compensated for the expected fall in value of our property as a result?

Where do the developers expect residents of our Close to park? The green area that centres all of us? This would further affect us by removing a valuable communal green play and social space used by both children and adults. The remaining part would lead to a far too dangerous place for our children to play being so close to heavy traffic.

We are all acutely aware of bio-diversity and its key contribution towards the health of our planet. How can the developer demonstrate a nett gain with all this development? We are aware and have seen first hand deer, bats and birds of prey using these fields for foraging. Where do they go?

Please think this through correctly and stop this development until the local infrastructure can sustain this level of development, as currently it cannot!

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>