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2nd April 2024

Jay Anderson
32 Elm Road
Westergate
PO203RQ

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 31st March 2024 which has been recorded as an objection with the comments as follows:

OWPC66076

We are objecting to the planning application to build 400 homes on the land east of Westergate. Building on this land would remove essential land access for local residents to take country walks and walk their dogs free of charge. We are losing so much of our natural spaces due to the 'housing shortage' and the objective to build 'affordable homes' (which, are not affordable by any stretch).

If Cala homes were to build on this land, we would also lose many nature and wildlife habitats - residents have stated that they have seen water voles, kingfishers, little egrets, a wide variety of bird species, grass snakes, lizards, and bats. Building on this site would cause irreversible harm to this area of biodiversity.

As I am sure you are well aware, this area has been subject to severe flooding. If Cala homes were to build on this land, we would lose a crucial flood plain, as well as the fact that the Lidsey Sewage treatment works is beyond capacity and cannot handle another 400 homes on the network. A recent Southern Water response "strongly advised against" additional homes under a recent planning application in the Barnham area, stating that for two dwellings in the planning application numbered W1/23/111/PL "the local catchment area being overburdened during periods of rainfall". This advisement would surely apply to the Westergate area also. The local road network has demonstrated it does not have the capacity to handle periods of sustained rainfall, as key A road closures at Shripney, putting traffic onto B roads such as Nyton Road and Hook lane (which have also flooded greatly and are still recovering). It goes to show that the infrastructure cannot handle the new homes, which will likely bring 2-3 cars per household. We would be unable to get anywhere with the increased

traffic and ultimate increased road closures as a result of flooding. Not to mention the potholes we are likely to endure from Work vehicles when building the site would commence; the council can barely keep up with the pot holes as is!

In summary, we firmly object to this planning application, and beg for some sense to be seen by the Council to deny Cala homes to build on this land, and furthermore to deny are further requests to build more homes in the Westergate area. Just because there is land does not mean it is there for the taking.

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>