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2nd April 2024

Mr Colin Mortlock
Holly Cottage,
Belle Meade Close,
Woodgate
PO20 3YD

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:

OWPC66077

Dear Sir/Madam

Please note that I vehemently oppose this planning application AI/11/24/OUT on many levels! Please find below the many reasons I believe should be considered!

The environmental impact is immense, from simply the danger and pollution caused by the traffic and the irreversible damage to the eco system.

The list below is by no means comprehensive, and all items are individually and combined are devastating!

I believe that the increased traffic journeys onto Westergate Street via Pine Close (which could be one thousand a day, certainly thousands a week) onto a road that is at over capacity already! This road is obviously very dangerous at present and would be polarised by the thousands of additional car journeys. The obvious solution that springs to mind, is to ensure that all new housing traffic is solely directed onto the new A29 realignment Road!

I believe the public footpath running through Pine Close has been surreptitiously moved and in fact enters

what was formally a ditch! Why has this footpath been moved without permission or public consultation?
I believe, without this footpath being shunted over, the entrance road is not possible for the proposed housing!

The WW2 Air Raid Shelter that is adjacent to what was the original Aldingborne Primary School, it's not shown on any of the proposed plans, is this being demolished without public consultation or approval? These kind of shelters are becoming increasingly rare and should be preserved as part of our heritage

The proposed housing will have an adverse effect on the Chalk Stream, which are now rare, and must be protected and indeed the whole area of the proposed housing will have a catastrophic effect on the biodiversity of this area!

In this area myself and my family have witnessed Green Woodpeckers, hedgehogs, slow worms and Water Voles to name a few, and obviously there are many more Mammals, Amphibians, Insects and Avians that use this wildlife corridor, which simplistically stretches from the South Downs Park and down to the seaside!

Recently I learned Southern Rail are proposing to double the train services, this will only lead to the gates at Woodgate Crossing being closed twice as long, which could easily be 30-40 minutes per hour, and this would certainly drastically increase the amount of pollution that is caused by the standing cars, waiting for the gates to go up!

Southern water has been continually polluting this area with raw sewage and use the excuse, that surface water in his area is at a maximum capacity!

Are the new developers planning to build new sewage treatment works or are they simply going to add to the problem of pollution?

I formally request you take my objections into consideration when deciding the application.

Yours sincerely Mr Colin Mortlock

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>