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2nd April 2024

Charlotte Widdows
15 Lamorna Gardens
Westergate
West Sussex
PO20 3RL

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:

OWPC66078

The proposed amount of housing on a field which is currently waterlogged is appalling. The area is currently used by dog walkers for recreation and is rich in biodiversity. All this will be lost if concreted over by a housing estate. The Aldingbourne Parish neighbourhood plan mentions this area should be protected under the policies EH2, EH4, EH5, EH6 & EH12. This whole area has had a lot of new housing over the past 5 years and the villages has suffered from a lot of flooding over this recent winter due to loss of flood plain and fields. Cala's proposal will remove more fields and flood plain so flooding to the area is likely to increase putting existing homes at risk. The sewer which runs parallel to the rife which is adjacent to the proposed site, spills due to hydraulic overload, so to build houses here and try to connect them to the already full sewer is madness. Traffic on the A29 regularly backs up from the Woodgate level crossing and can stretch as far as Eastergate so 400 homes is likely to mean another 800 vehicle journeys putting further pressure on the local roads. The bypass is unlikely to be completed before the homes so we will suffer the traffic chaos. I don't think proposed traffic lights at the Meadow Way junction (which is by a blind bend) is a good idea. Potentially very dangerous. The schools (primary and secondary) are full so children won't be able to get into the local schools, creating more traffic. There are few jobs in the villages and it is impossible to get a doctors appointment. All these things need to be put in to place before house building begins (Grampian caselaw).

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>