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2nd April 2024

Sandra Coles
1 Park Lane
Aldingbourne
Chichester
West Sussex
PO20 3TJ

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:

OWPC66083

I strongly object to this proposal.

The entire local area is already overdeveloped with new (unsightly) housing appearing everywhere. This is supposed to be a village, not suburbia.

The current infrastructure cannot cope. Schools, doctors and other facilities are already oversubscribed.

The proposed development of 400 houses will increase local traffic levels greatly, adding to the already highly congested road network. The addition of another set of traffic lights in Westergate Street will cause rush hour chaos, especially with the Woodgate railway crossing in such close proximity. The proposed housing estate has only one entrance/exit point (Pine Close) for 400 houses (i.e., approx. 800 more vehicles) and that is on a blind corner and very close to the Aldingbourne primary school, thus increasing the risk of accidents and injury to children and parents alike, as well as increasing air pollution.

The site is located on the flood plane of the Eastergate rife. Recent months have demonstrated that this area is already prone to flooding. Previous housing applications on this site have been refused for this reason. The flood risk assessment for this proposal states the flood risk is high. The groundwater levels of the site are

naturally high. Any new housing/residential roads/tarmac built here will increase surface runoff and likely intensify flooding in this land area, as well as other, nearby areas such as Westergate Street.

The Eastergate rife is one of this country's rare chalk streams with important habitats for flora and fauna. The area is a biodiversity corridor for various wildlife species including water voles, protected bats, and birds. The hedgerows, grass meadows and trees of this site are all significant biodiversity habitats and should be maintained in their entirety.

The removal or realigning of the present public rights of way on this site will destroy the last area of local green space remaining. These footpaths have been used for generations and should be protected for future ones. They contribute to the physical and mental wellbeing of the local inhabitants.

Please reconsider this proposal which is predicted to destroy the intrinsic village atmosphere, already severely reduced by other current housing developments in the nearby locality.

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>