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Sent: Saturday, March 30, 2024 7:53 PM

To: Planning <Planning@arun.gov.uk>

Subject: Planning application AL/11/24/OUT land east of Westergate. Case ref AG28725

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30th March 2024
9 Old School Place
Westergate Street
Westergate, Chichester
PO20 3QR

Dear Sir

I am writing to express a strong **objection** to planning application **AL/11/24/OUT**, the development of circa 400 homes to the east of Westergate.

My reasons for objection are:

In relation to the Aldingbourne Neighbourhood Development Plan 2014-2034 Basic Conditions Statement:

The Aldingbourne NDP has set out policies that seek to conserve and enhance the natural environment. Question how the proposed developer(s) intend to provide a viable solution in satisfying and exceeding the criteria set out in the following key policies:

EH2: Green Infrastructure and Ecosystem Services - The area in question has biodiversity corridors providing a haven for animals, birds, and fauna. One in seven wildlife species has become extinct or threatened with extinction in the last forty years. Arun DC has a duty to protect and enhance biodiversity. I see no evidence that the proposed planning application offers any protection or future for our wildlife. This also has a major impact on the general health and wellbeing of residents who heavily depend on using their already scarce open spaces.

EH4: Protection of Watercourses

EH5: Surface Water Management-

The geology of the area creates a very high water table, evident with the rainfall of recent months. Several key roads have suffered regular flooding. It is essential to retain open land to provide natural means of absorbing flood water. WSCC Flood Management Strategy had identified surrounding areas as areas of high risk of flooding from surface water, rivers and sewerage back in 2019. No adequate solution has been adopted to alleviate this problem. The existing treatment plant is by all reports at capacity so how is building many hundreds of new homes going to improve the current situation? Southern Water has already stated that the area has become overburdened with heavy rainfall.

EH6: Protection of Trees and Hedgerows- the existing trees and hedgerows provide a safe haven for animals and birds. The tree protection plan highlights areas of 'no-build'. However, experience tells me that there is no guarantee that these areas will not be lost. There is, in my opinion, no adequate plan to provide new trees or hedgerows of any significance.

Proposed access via Pine Close from the A29 Westergate Street – The A29 is already grid locked at key moments of the day. Morning and evening rush hour and the 3.30 school pick up time in particular stop free flowing traffic. The Woodgate level crossing closes its gates several times an hour, creating queues that tail back into Barnham and Fontwell.

The proposal to create a traffic light junction on a blind bend can only worsen the traffic queues and create further pollution through fumes and noise. The proposed junction will also depreciate in monetary value any existing housing stock close by. Any such development would take at least two years to complete. The intended junction is the only access in and out of the site and will not only cause great distress to existing homeowners but increase the already high density of private and commercial traffic that uses the A29. The junction will also be on route for many school children who will be in greater danger from the increased traffic. There is no certainty that the proposed link road from Barnham to Lidsey will be constructed. This will increase the number of new houses using this site entrance from 400 to circa 2500. In terms of vehicle numbers, a likely increase of approximately 5000 cars. This is simply an unacceptable increase of traffic on a road already at capacity.

Finally, the number of new local housing developments that have appeared over the past five years on green field areas has not only impacted negatively on the existing and already inadequate infrastructure but have provided little improvement in the quality of life of local residents. The poor quality and design of new housing is often questioned, maximising the number of plots on unsuitable areas of land, and is often not wanted by the local community. The number of new build housing that remains unoccupied is evidence that the need for new housing in these numbers is not required in the areas of Barnham, Eastergate and Westergate. It is

certainly not wanted on areas of open land that provide peace and tranquillity for residents to escape the built-up area that has engulfed the once called 'villages' of Westergate and Eastergate.

Please make the correct decision in refusing planning permission for this development on the grounds that the current and proposed infrastructure is not adequate, and that the open area of land in question must remain in place for the good of the community.

Yours faithfully

Ian White

Sent from my iPhone