

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to [Planning application finder \(arun.gov.uk\)](http://www.arun.gov.uk/planning-application-finder).



Sent: Monday, April 1, 2024 12:07 AM
To: Planning <Planning@arun.gov.uk>
Subject: Planning Application AL/11/24/OUT

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Sirs

I firmly object to this terrible development.

Let us not forget that these 'mere 400' homes are only phase one of thousands more planned across all of the fields between Westergate and Barnham. Presumably, if one field is built on, then it's providing an approval precedent for the adjacent fields, which is why this first application **must be stopped**.

Looking at this application in the context of all the other planning consents given which are **turning six villages into a monstrous new town**, please can someone advise how on earth we have arrived at the situation where every single field is being eaten up with staggering consequences for all that live in this area. Perhaps you could be more transparent and public about how many houses have been approved planning in the last 5 years in the area between Tangmere to Shripney to Yapton to Fontwell? My guess is that many of these developments have been small enough to be decided upon in isolation, below the threshold of needing to take a helicopter view of the area. This is simply not good enough.

The **degradation of the natural landscape** between Chichester in the West to Arundel and Littlehampton in the East and between Bognor Regis in the South to Fontwell in the North is eye-wateringly shocking. It seems that the creation of the South Downs National Park has squeezed all development needs into ever decreasing circles of greenspace to the point where just about every field has been concreted over. And that is before the proposed development and rerouting of A27 and A29 exacerbate the problem. The air, light and noise pollution arising from all of this development can never be mitigated or reversed.

Cala Homes talk of the idea of 'creating a new sustainable neighbourhood'. This is utterly ridiculous if sustainability is regarded (as it is by most) as preserving the environment for future generations. This development is the total opposite of this. And not just from an environmental perspective. Wildlife is no doubt already disappearing and this is before the biodiversity corridor running through this new site is further ruined. Our neighbourhood plan is supposed to protect this area under EH2 Green Infrastructure and Ecosystems, EH4 Protection of Watercourses, EH5 Surface Water Management Plan and EH6 Protection of Trees and Hedgerows.

Flooding across the area has been so bad that it has hit national news this winter and, at the time of writing, there remain many flooded areas and tankers seemingly permanently cited to pump away excess (with, of course, temporary traffic lights and diversions adding to the overall chaos). I note that Southern Water are strongly advising against any additional homes in the area due to overburdening of the catchment. Further, in the context of our water provider being seriously overstretched, constant demands upon it to connect new homes is pulling much needed investment away from dealing with the underlying issues to the existing infrastructure. Everyone that uses the fields for recreational purposes, as I do, knows that one of them has been overflowing with sewage over the last couple of years. Undoubtedly this is flowing into fresh watercourses and goodness knows what impact this has on health and safety.

I firmly challenge any **road safety** assessment that suggests that it's appropriate to add a major junction at Meadow Way/Pine Close. It is like playing Russian Roulette here, no matter whether you're a pedestrian, cyclist or motorist. It is a blind bend turning onto the A29 from Meadow Way! The number of near misses that take place here every day do not do justice to the official RTA data and the problem is exacerbated during rush hour periods and by long waits at the railway gates at Woodgate which cause frustrated motorists to speed.

Has it been made clear to everyone that 400 homes will likely result in another 1200 cars coming out onto the A29 at this dangerous junction? Add to that the 240 cars that will be pumped out through Meadow Way from the 'land to the rear of meadow way' development that has been approved for 80+ houses (another terrible, terrible decision) and it is only a matter of time before we have fatalities. Does anyone realise how many tiny children walk up and down the slim footpaths alongside the A29 to get to and from Aldingbourne Primary School? Their safety is being put at risk.

Turning to **community health and wellbeing**, it is clear to everyone that knows the area that it is badly in need of more health, education, social, wellbeing and leisure provisions. The only gym in the area at Ormiston Academy is about to close and many people, including myself, already travel out of the area to see a doctor and a dentist.

There are very few **employment** opportunities in the area besides Butlins and Rolls Royce, so where will all the people that buy these houses work? Will they become a drain on council budgets through the benefit system, or will they all be clogging up the roads further by commuting out of the area (and therefore letting other areas reap the benefits of their economic contributions)?

Projecting this to the next ten years or so, what will high levels of unemployment do to inspire the next generation to work and contribute to society? Already there are insufficient recreational facilities for young people with nowhere to go and nothing to do, leading I expect, to **antisocial behaviour** (already an issue at Oliver's Meadow and in Barnham).

With all of this in mind, why is the Grampian Caselaw Condition, requiring that development cannot be undertaken unless infrastructure is fully in place, not being applied in this case? I understand that part of the problem is that Arun DC doesn't have a proper development plan in place, aligned to adopted parish and district plans. If this is the case, can someone please explain: why not? And in this situation, how is it possible for ADC to approve *any* planning applications when there is no strategy behind its decisions? No organisation can operate effectively in this way.

The Cala website states: "At Cala, we care about the things you care about, so adding social value to the communities we build within, as well as the wider impact on society and the environment is central to everything we do."

In reality, the opposite is true. It's all about profit per square metre while people and the natural world suffer as a result.

Be aware that this community has suffered enough and is getting extremely agitated. We will fight to halt its ongoing decline through planning proposals such as this one.

Yours faithfully

Vanessa Gardner