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8th April 2024

Miss Stephanie Georgiades
1 Old School Place
Westergate Street
Westergate
Chichester
PO20 3QR

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 7th April 2024 which has been recorded as an objection with the comments as follows:

OWPC66546

This area has already been over developed and too many houses built already. The 6 villages are now so over devolved that they are all beginning to merge into one big town.

* The roads were not built for this capacity of traffic & it strains at the moment, especially since the many new developments. The road conditions & pot holes have become worse, the drainage & sewage systems were bursting before all this new development. We have seen an influx of house building within Hook Lane, Eastergate Street, Barnham and Fontwell has all taken its toll on the local infrastructure.

Every new house in the development will add a further 2 cars per household. More pressure and traffic to the already busy lanes and A29. Our house shakes when large lorries pass, as it is well used as a busy thoroughfare on A29 for the retail parks and businesses. The drains cannot take any further development. We have experienced many continuous road closures in Barnham, Shripney, Fontwell and Nyton road. This causes major disruption to people, businesses and the emergency services. Flooding is a major issue within this area and needs addressing. Insurance would also be an issue for properties within this flood warning area. We need natural drainage and not to build on areas with the rife running through. This planning will cause depreciation of value to our properties. The added proposed new road and traffic lights will affect the front of our properties and we will lose a section of our front gardens to accommodate sight lines. We will struggle to

sell our properties if they drop in value and if built right ontop of a busy roundabout or traffic lights. Gaining access to Old School Place properties is difficult at present. The traffic queues for the railway crossing as far back as Nyton Road, which means that we have to queue to gain access to our houses. This also means that we have difficulty in leaving our Lane due to queuing in the road with no gap left for access onto the very busy A29. Local Schools are at their cap & even though within catchment area you are not guaranteed to get your child a place at your local school & would have to find a school further afield, thus putting further strain on the roads by adding unnecessary car journeys. Our Doctors are full. We don't have enough doctors for the local population living here. We have to wait over 2 months for any appointments. The local public transport is not adequate & any further planning would add to the problem. We have very little bus routes, bus stops and school buses in operation. Totally inadequate for the amount of people living within this heavily populated area at the present time. This planning would drastically change the area of natural beauty & we would loose valuable areas for our social health & well being. Children would loose natural areas to play in and dog walkers would loose open fields to walk and exercise. We would loose a very beautiful open natural area of fields and wildlife. The natural environment would drastically change for both wildlife & residents of this area who use it & who rely upon these natural open spaces. Noise pollution would increase! It is already a very busy area & due to the resent over development, we are increasingly closer to our neighbours & busy over used roads. local residents feel mistreated and not heard. We should have a say in where we live and not feel bullied by local councils & developers who do not know the area. It is clear that councils have targets but we feel that they are compromising the public's right & well-being to gain monitory profit.

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>