



Arun District Council
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10th April 2024

Ronald Flitter
7 Pine Close
Westergate
PO20 3AE

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 10th April 2024 which has been recorded as an objection with the comments as follows:

OWPC66601

It is obvious from the 320 plus Resident Objections to date that this development is not wanted, so no-one in the area is likely to want to buy one of these dwellings. This means that all those who would buy them will be Net Inward Migration to the area, and will significantly increase the burden on the already significantly overburdened infrastructure.

The Applicant has only offered to provide 10% of Affordable Housing when Arun Policy AH SP2 requires a minimum of 30%, but claims it reached an Agreement with Arun District Council during Pre-Planning Advice (PA/73/22/, which Arun will not let me see because they say it is CONFIDENTIAL) that 15% would be acceptable, when Arun has a waiting list in excess of 1,000 households waiting for general accommodation! I have to assume that in Arun's desperation to meet housing delivery targets the decision was made in order to ensure the Applicant could fund the bridge over the Rife, which was not included in its previous Application AL/15/17/PL that was REJECTED because it did not include the bridge over the Rife. Additionally, CALA has increased its proposed number of dwellings from 349 in AL/15/17/PL to 400 in order to preserve its financial margin and preserve Legal & General's shareholders benefits.

Arun District Council must disclose to its residents why it has chosen to prioritise Developer profits over its own need for affordable housing.

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>