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13th May 2024

Ben Lutyens
51 Elm Grove
Barnham
West Sussex
PO220HL

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 12th May 2024 which has been recorded as an objection with the comments as follows:

OWPC67250

Like so many other people, we object to the proposal for 400 new homes east of Westergate on the basis that the local infrastructure is already failing.

* Roads in Eastergate and Barnham are already so busy it is becoming difficult to get around and frankly unpleasant to live here.

* Barnham (local mainline station) lacks space with the village for vehicles and parking

* The drainage and sewerage system is unable to cope with existing flows and is clearly already overwhelmed following the development in Yapton, Barnham, Walberton and Easterate in recent years. The existing developments have exacerbated storm flows in winter (as is evident from extraordinary amounts of tankers pumping local sewers), and has resulted in raw sewage being discharged across the very fields proposed for development. The Lidsey Rife is now carrying polluted water downstream into areas of Shripney, and Bognor Regis which now appears to suffer extreme flooding every winter.

* It is not clear if a Water Framework Directive Assessment has been undertaken which should be undertaken to confirm that the development will not cause deterioration of the adjacent Lidsey Rife, and local ground waters.

* it is not acceptable to have a development without clear proposals on how to avoid increased flood risk

* Development of these fields will destroy local community green space which is already in short supply and

invaluable natural habitat for wildlife.

This development is not sustainable and should not be permitted.

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>