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JOHN MALTBY
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20th January 2025

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

**The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6**

Application No: AL/137/24/RES
Site Address: Land rear of Meadow Way including 24 Meadow Way Westergate
Description of works: Approval of reserved matters following outline consent AL/178/22/OUT for appearance, landscaping, layout and scale for 89 No. dwellings with open space and associated works (resubmission following AL/50/24/RES). This application is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 17th January 2025 which has been recorded as an objection with the comments as follows:

OWPC73640

1. As far as I am aware, we nor any of our neighbours have received any mailings to advise that this development has been applied for. It seems that any mailings may have been sent to other parts of the village yet we here are the most affected. This lack of notice is extremely concerning. It seems somewhat unfair that the residents most affected did not receive any letters from the builders.
2. After heavy rain, I see that this field is fully waterlogged and there are numerous mini lakes. If this level of building takes place then this will force water into surrounding areas. Please bear in mind that the roads surrounding, especially Hook Lane, is frequently under water if there is even a small amount of rain. So building here will make matters even worse.
3. It seems that no matter where one walks or drives nowadays, all fields are being swamped with new housing developments. This may be good for the builders but bad news for existing and new residents. Local services are already stretched to the limits. Drainage systems can't cope. Please, no more housing!
4. The local roads can barely cope with the existing traffic. Hook Lane is poorly maintained and there are huge holes at the road edges caused by too much traffic already with vehicles struggling to pass each other. These holes are dangerous and will cause major damage to cars if they slip into them, so with additional traffic from this development, more holes! Also, the main road through Westergate to Bognor Regis is

invariably at a standstill due to the railway level crossing gates which close far too early in advance of oncoming trains. If one assumes that most of these new properties will have two cars, the extra traffic will be difficult to absorb. It will prove to be extremely difficult for these new residents to exit the new estate onto this road. How would one turn right towards Bognor if the traffic is already at a standstill? How will traffic exiting turn left when there will be a line of traffic in front of them trying to turn right (on a blind bend I might add).

5. From what I have seen of the plans, there are conventional houses and flats lining the area which will overlook mine and other neighbours' properties. We selected this house five years ago on the basis that our rear garden wasn't overlooked. It now seems we are going to have houses directly looking in. At the very least, the closest houses to us should be replaced with bungalows to maintain some privacy for existing adjacent residents.

6. Our current estate has a shortage of car parking causing inappropriate car parking around the estate. My concern is that as car parking is likely also to be limited on the new development, those new residents may start to park their cars on our estate causing us additional problems and also invading our privacy further.

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>