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29th January 2025

Nicola Ford
4 Lamorna Gardens, Westergate, Westergate
Westergate
Chichester
West Sussex
PO20 3RL

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 28th January 2025 which has been recorded as an objection with the comments as follows:

OWPC73865

4 Lamorna Gardens
PO20 3RL
Planning application no. AL/137/24/RES
28th January 2025

Dear Sir/Madam,

I am writing to you to strongly object to the planning application AL/137/24/RES off of Meadow Way, Westergate. There are many reasons why I am objecting to this housing development by Redrow and I will outline these below.

Two previous applications have been declined and this application is very similar to the previous ones, even using the same access in Meadow Way.

Therefore this application should be declined on the same grounds. Only minor changes is not good enough.

The Community Led Neighbourhood Plan has exceeded its target. 70 new houses were agreed and this has been met and very clearly exceeded already with new developments around Westergate. (Policy EH1)

The number of new houses appearing around Westergate is not proportionate to what is outlined and required.

The design layout to the proposed site is not in line with existing housing including chalet style bungalows and includes flats. It is not sensitive to the heritage of our community and will be over populated. It will cause light pollution and the new development does not meet the Dark Skies Policy (EH1 and EH10).

There is no infrastructure in place to support this new housing development. The local roads will not cope with this new site. Meadow Way is a residential road, not originally built to accommodate the vehicles associated with more new dwellings. (Let alone construction traffic) There is a blind bend where Meadow Way joins the main A29 and there is already high rates of traffic on these roads without new houses being built off of an already established residential area. School children use these roads and it is not safe.

Local amenities will not support the new development. The local doctor's surgery is being rebuilt as it currently cannot meet demands of the community. Local schools in walking distance are at full capacity with waiting lists as they are oversubscribed. More cars on the road will lead to more pollution. ADC declared a climate emergency (EH7) and this new plan does not mention this at all. It is not renewable. Carbon pollution is a big concern.

Surface flooding is also a major concern. The field where the site will be built does flood. It is not legal to drain onto a residential area so building on the site concerns me greatly. This water will have to go somewhere. Balancing ponds will not work.

Drainage is also another concern. I am fully aware that there have been several issues in Lamorna Gardens where waste sewage gets blocked in the waste drains. The waste water pipes are just not wide enough to cope. New houses will put more pressure on the main drains in the local area. I am aware that sewage is pumped and removed by several pumps regularly in our local area which is close to the new proposed build. Local residents have also reported seeing raw sewage in local fields opposite the proposed site. This is unacceptable and the new plan does not acknowledge these issues.

The current site is Grade 1 Agricultural land. It concerns me that a new build is going to be built on farmland when it is not actually necessary. (EH3) This plan is not supportive of this type of land. There is no demand for these houses and it is important that local wildlife is protected.

Bats are regularly seen in my garden which overlooks this field and they are a protected species. As are Slow Worms who also habitat in my garden. (IUCN - Red list species.) The new build will significantly impact these species and others.

I strongly object to the proposed development due to the above reasons.

Yours Sincerely,

Mrs. Nicola Ford

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>