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29th January 2025

Tim Ford
4 Lamorna Gardens
Westergate
Chichester
Select a county
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:

OWPC73866

The Community Led Neighbourhood Plan has more than 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 highly disproportionate to what is outlined and required. No new developments are required.

The design layout to the proposed site is not in line with existing housing in the area, including chalet style bungalows. This plan 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).

Meadow Way is a residential road, not originally built to accommodate the vehicles associated with another 89 dwellings. (Let alone construction traffic.) Meadow Way joins the main A29 adjacent to a blind bend, which already causes large delays when traffic is entering or leaving the road. The added pressure of dozens, if not hundreds of additional vehicles trying to use this junction would cause major traffic problems, adding to the disruption cause by the already high rates of traffic on the main A29. A previous public enquiry has already found this junction dangerous.

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 are at full capacity and oversubscribed, meaning children will need to be

taken to schools out of area. Leading to more traffic.

ADC declared a climate emergency (EH7) and this new plan does not mention this at all. The new development will certainly exceed the 45 predicted vehicle movements as people living in 89 new dwellings will have to travel to work outside the local area. More traffic on an already dangerous A29 and A27 will have a major impact on our roads. There is no public transport in our area to support frequent movement to other localities (one bus every 3 hours) so this is not an option.

Surface flooding and drainage are major concerns. The field where the site will be built is currently flooded in the bottom corner. This gushes down the public footpath, over Meadow Way street and runs freely down the next footpath onto the A29 where it has also been known to flood. The existing field floods regularly as previously reported, and often drains down the existing path into the road at Meadow Way.

There have been several issues in Lamorna Gardens where waste sewage gets blocked in the waste drains to multiple properties. We have been advised that the waste water pipes are simply not wide enough to cope. Southern water have attended multiple times to unblock waste as the downstream pipes are just too small to cope with the amount of houses already built.

The current site is Grade 1 Agricultural land. It is not necessary to build on this farmland. (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 biodiversity is protected.

A colony of Slow Worms (IUCN - Red list species) inhabits the area around the rear fence of our property, adjoining the existing path area adjacent to the proposed link road into Meadow Way. Slow worms are protected by law in Great Britain, and are a Priority Species in

the UK Biodiversity Action Plan. Slow-worms are protected under UK legislation:

- Bern Convention 1979: Appendix III (Bern is European legislation Appendix III Protected Fauna Species)
- Wildlife & Countryside Act (as Amended) 1981: Schedule 5
- Countryside Rights of Way Act 2000 (CRoW 2000)

This plan has already been rejected twice previously and no major changes have been made to allay these concerns.

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>