



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

29th January 2025

Steve Gaynor
1 Toop Gardens
Aldingbourne
Chichester
PO20 3AQ

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 29th January 2025 which has been recorded as an objection with the comments as follows:

OWPC73898

I object to this third planning application (previous applications AL/50/24/RES and AL/178/22/OUT) for the reasons listed below.

There are no school places available for both primary and senior schools in the area, how is this being addressed by the developers?

There are no NHS dentists in the area and GP appointments are taking anything up to 2 months to see a doctor.

The area is subject to frequent flooding, especially in the Hook Lane area.
The sewage system cannot cope with the level of development in this area. Often manhole covers and drains overflow with raw
s e w a g e .

There is no additional infrastructure in place to cope with this development. The roads are already grid locked daily, and are corroding rapidly with dangerous potholes everywhere.

The proposed development accesses the A29 on a very dangerous blind bend where numerous accidents occur. I don't see anything in the plans that mitigates the risk posed.

Meadow Way is a small cul de sac which does not have the capacity of an extra 180 cars (minimum) going in and out of this cul de sac on a daily basis.

What about the disruption that will be caused by construction traffic?

Having studied the plans I notice there is a proposed block of 3 storey flats which I strongly object to for the following reasons.

It is not in keeping with the surrounding area which is predominately bungalows in a rural area.

Where are the dark sky policies as per the Neighbourhood Plan?

No other development in the area has a block of flats.

Flats bring problems to social areas, we have neither the police or medical care to support these.

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>