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From: James Goman [REDACTED]
Sent: 29 January 2025 21:12
To: Planning <Planning@arun.gov.uk>
Subject: Re: Planning Application Reference AL/137/24/RES - Objection

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Dear Sir/Madam

I would like to register my objection to the planning application AL/137/24/RES for 89 residential dwellings on the land to the rear of Meadow Way.

Firstly, this is now the third time that developers have submitted plans for this area, and as with the previous two proposals that were rejected, I see very little change or difference in iteration, and why any changes made should result in a successful application.

The entire site is an important rural area in terms of drainage, which even now struggles to cope with any prolonged periods of rain. The developers are continually looking to create an access point by widening a footpath that floods regularly – sometimes all the way down to the A29, I cannot accept that tarmac over this area and any attempt to include a small pond/lake will alleviate this issue. If anything, and what seems obvious, taking away any area of natural drainage will increase the localised flooding events and risk putting existing homeowners in threat of property / land water damage. Lamorna Gardens already has seen the foul sewage system overwhelmed due to the small downstream pipes within the system – none of which would be improved but only burdened further with this development.

The application for this number of houses goes far beyond the 70 properties agreed and met within the Community Led Neighbourhood Plan for Westergate. In addition to the environmental impact of this proposal, it should be rejected again due:

The Impact on Privacy: The proposed development includes a block of flats – the ridge height of which exceeds all other properties in the area. It appears some of the flats will overlook the rear gardens and bedrooms of established properties in Lamorna Gardens. This design aspect of the site is not in keeping with the character of the neighbourhood, which consists mainly of chalet bungalows and detached 2 story properties – an obvious clash with the existing aesthetic of the existing housing of the immediate and near-by area. It is also recognised that flats create more light than single housing units and this aspect of the proposal will impact the Dark Skies Policy laid out within the Neighbourhood Plan.

Traffic and Parking: Meadow Way and Lamorna Gardens are small cul-de-sac residential roads – already congested with additional parked cars during mornings and evenings from existing properties and are in no way capable of handling any additional daily traffic – and certainly not able to accommodate the construction traffic that would come with such a proposal. Meadow Way joins the main A29 on a dangerous blind bend – as concluded in a recent highway study. During peak times cars already queue to gain access to and from the existing houses – the addition of 150-180 vehicles such a build would bring on to that junction would only increase the risk to residents especially those children and parents walking the school run to Aldingbourne Primary and Six Villages Academy.

Impact on Local Services: All local primary schools and the closest secondary schools do not have the places to accommodate the children of the families that would be taking up residency. There is no NHS dentist taking on patients already in the area, and the lack of expansion at the GP surgery in Barnham means that most appointments can take up to two months to book – cannot see how adding a further 89 properties will make this situation any better for any six-village resident. The consideration of this proposal once again shows that any current development plans do not account for the strain local services are under, and the unmanageable increase in demand such housing proposals are having. Massive improvement in local services and infrastructure, while focus on brownfield sites for new buildings should be the priority in any local development plan, rather than allowing profit driven developers to continual buy and build over greenfield sites, all the while seemingly not being asked to cover the costs of such improvements.

I urge you to consider these points and reject this application. Ensuring the preservation of our community's character and the well-being of all its current residents.

Thank you for considering my objection.

Yours faithfully

James Goman
Meadow Way resident