

REP

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**From:** [REDACTED]  
**Sent:** 30 January 2025 22:57  
**To:** Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>  
**Subject:** Planning Application Ref: AL/137/24/RES

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Dear Sirs

I am writing to **OBJECT** to the above planning application for the site 'rear of Meadow Way'.

Redrow Homes and other relevant public agencies have failed to address concerns raised by myself and other residents prior to, and subsequent to, previous applications for this site.

Notwithstanding the well-versed issue of inadequate health, dental, education and transport provisions in the vicinity, my main concerns lie in three areas.

1. **Highways/Traffic.** Meadow Way is a tiny residential road, already with a T-junction and a blind bend into Lamorna Gardens, adjacent to the proposed access road to the new estate. It is a safe haven for parents parking temporarily to drop/collect their children for Aldingbourne Primary twice a day. Residents park along the street on both sides throughout the day. Routing a staggeringly high 180-240 cars through this road to access the new estate is simply not feasible.

Then of course there is the blind bend just beyond the entrance to Meadow Way onto the A29. No matter whether turning into, or out of the road, it is already VERY DANGEROUS!!!! Just this morning, (after waiting many minutes for the flow of traffic from the Woodgate crossing to pass by) I turned off the A29 into Meadow Way to have a car flying round the bend and narrowly avoided a side impact collision. I see incidents like this daily.

The situation has been made measurably worse by the increased traffic as result of commercial developments further along the A29 including Saltbox with its Warburton factory (phase two of this development is imminent according to onsite signage), a major Amazon distribution facility (which releases large fleets of vans at timed intervals throughout the day) and traffic between Rolls Royce sites (undergoing a major extension). All of this development has dramatically increased the HGV traffic up and down the A29 with no traffic calming or mitigation in place. Traffic along this route is further affected by revised rail timetables which have led to the Woodgate crossing holding traffic for a significant amount of time each hour.

Really, I cannot stress enough how extremely dangerous this junction is at present. I cannot believe that Highways have approved this proposal – they perhaps gave the junction a passing glance from the A29 at 11am on a Sunday!! I would urge those responsible for making this assessment to try to turn into or out of Meadow Way during a weekday morning, for example.

2. **Flooding/Surface Water & Sewerage Management.** Presumably, relevant decision makers are all well aware of the problems of flooding in the village and specifically in Hook Lane and Westergate Street, and sewerage seeping out into the fields leading to Eastergate? I understand that the existing foul sewage system is at full capacity and that the Southern Water catchment is overburdened. I thought that the water company had advised against any further development until the area's flood and surface water management system is addressed via an upgrade to the Lidsey water treatment plant. It does not look like this work is in train and therefore this proposed development is premature.

Regarding the site specifically, there is always a considerable build-up of water in the fields on which this development is planned in heavy rain already. However, it looks like excess water from the suggested soakaway site is to be routed to the east of the site, ie directly towards the back gardens of Meadow Way's existing housing – yikes! Will we be provided with free sandbags?!

Further, I am concerned to see that the proposed SUDS area is proposed to be 'permanently wet' suggesting that there will be permanent stagnant water which is a health hazard for people and pets in neighbouring properties and the adjacent playground area.

3. **Site plan.** The housing density on this site beggars belief. Compare and contrast 89 properties in this field with 10 in a field currently being built on further along Hook Lane, as just one example. Why is this field going to be so overpopulated?

The inclusion of a block of flats represents a significant and direct impact for existing local residents by reducing access to light, privacy, and excessive noise. This is a flagrant disregard for designing an appropriate scheme in keeping with the local environs. No other development in the area has flats.

Further, it looks like the ridge height of the proposed flats block is higher than any other building in the area. Agreeing to this sets a dangerous precedent for future planning decisions and this building should be wiped from the plan completely.

More widely and looking at this application in the context of all the other planning consents given which are turning six villages into a monstrous new town, please can someone advise how we have arrived at the situation where every single field is being eaten up with staggering consequences for all that live in this area. Quality of life here is dramatically reducing.

The degradation of the natural landscape between Chichester in the West to Arundel and Littlehampton in the East and between Bognor Regis in the South to Fontwell in the North is shocking. Just about every field has been concreted over and this can never be mitigated or reversed. Wildlife is no doubt already disappearing and this is before the biodiversity corridor running through this new site is further ruined.

There are very few employment opportunities in the area besides Butlins and Rolls Royce, so where will all the people that buy these houses work? Will they become a drain on council budgets through the benefit system, or will they all be clogging up the roads further by commuting out of the area (and therefore letting other areas reap the benefits of their economic contributions)?

Projecting this to the next ten years or so, what will elevated levels of unemployment do to inspire the next generation to work and contribute to society? Already there are insufficient recreational facilities for young people with nowhere to go and nothing to do, leading to antisocial behaviour and criminality (already an increasing area of concern at Oliver's Meadow and for businesses in Barnham).

I urge for a full reconsideration of planning for this land and the suitability of this application in relation to all the above points and respectfully request that it is firmly REJECTED.

Yours faithfully  
Vanessa Gardner

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