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22nd June 2026

Jack Lumbard
7 toop gardens
Po20 3aq

Case Officer: Amber Willard
Telephone: 01903 737942
Email: amber.willard@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/35/26/RES
Site Address: Land rear of Meadow Way Westergate
Description of works: Approval of reserved matters following outline consent AL/178/22/OUT for appearance, landscaping, layout and scale for the construction of 89 No. residential dwellings, together with open space, landscaping and associated infrastructure, with access taken from Meadow Way (resubmission following AL/137/24/RES). This application is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 22nd June 2026 which has been recorded as an objection with the comments as follows:

OWPC84240

.Whilst I recognise the need for new housing and accept that development is often necessary to meet local demand, this proposal demonstrates inadequate consideration for local infrastructure, highway safety, environmental protection and the interests of existing residents. As submitted, the application raises several significant concerns which have not been properly addressed.

A major concern is the proposal to cluster affordable housing within the south-west section of the site. Affordable housing is an important part of any new development and should be integrated throughout the scheme. Concentrating one tenure type in a single area risks creating separation rather than a balanced and inclusive community. Good planning should encourage integration and equal access across the development, something this proposal fails to achieve.

I also strongly object to the proposed pedestrian pathway entrance requiring the removal of the existing hedgerow. This is not simply a boundary feature but a long-established wildlife corridor providing habitat, shelter and movement routes for a variety of species. The hedgerow supports birds, insects, small mammals and bats, which are protected by law. Bats rely on mature hedgerows for feeding and navigation, and the loss of this feature would inevitably disrupt wildlife and reduce biodiversity.

The ecological value of a mature hedgerow developed over many years cannot simply be replaced through new planting. Its removal would cause lasting harm to the character of the area and should not be permitted when alternative arrangements could be explored.

There are also serious concerns regarding sewage and drainage capacity. The development would add a considerable number of homes, yet there appears to be insufficient evidence that existing infrastructure can accommodate the increase. Residents are already aware of pressures on local drainage systems and it is reasonable to question whether the network can cope with additional demand.

Without clear evidence that adequate sewage and drainage infrastructure is available, there is a genuine risk of future system failures, flooding and environmental harm. Planning permission should not be granted until these issues have been thoroughly assessed and independently verified.

Highway safety is another major concern. The proposed access onto Meadow Way is, in my view, wholly inappropriate. Residents already experience difficulty exiting Meadow Way onto the main road due to poor visibility and the existing blind corner. Drivers often have to edge into the carriageway before they can see approaching traffic.

Introducing a substantial housing development that will generate significant additional vehicle movements will inevitably increase the risk of accidents. More traffic entering and leaving the estate will worsen congestion and create additional dangers for motorists, pedestrians and cyclists. It is difficult to understand how this access arrangement can be considered acceptable when the junction already presents safety concerns.

Furthermore, insufficient weight has been given to the impact on residents living directly opposite the field. These residents should not be expected to suffer increased traffic, noise, disruption, pressure on local services and the loss of an important green space because of a development that appears inadequately planned.

Housing developments will always be built and most residents understand the need for future growth. However, developments must be supported by suitable infrastructure and designed with care and respect for existing communities. The lack of attention given to highway safety, sewage capacity, wildlife protection and the concerns of current residents is deeply disappointing.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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>