

25th June 2026

Sandra Coles
1 Park Lane
Aldingbourne
Chichester
West Sussex
PO20 3TJ

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 25th June 2026 which has been recorded as an objection with the comments as follows:

OWPC84393

I wish to express a strong objection to this development.

It appears that the application has not answered the issues raised in the previous, refused, application.

Wildlife/Vegetation: This field is an irreplaceable wildlife corridor for many species that still live in this rural area. Populations of bats and slow worms have been recorded here. Both are priority species and are protected by law. Destruction of their natural habitats and fragmentation due to land development will cause decline in their populations and is unacceptable. Hedgehogs (Vulnerable to extinction), deer and rabbits, all frequent and forage on this land. The hedgerows around the site are homes to nesting bird populations (sparrows, blackbirds, starlings, blue tits, to name just a few species seen regularly from the footpath 299 alone). The plans to remove sections of these traditional hedgerows and/or replant with holly are unacceptable, as are plans for tree felling and crown cutting. The bramble hedgerows are an excellent habitat for moths and butterflies, and no doubt the current grassland on this site is presently habitat to a wide variety of insect species. The Biodiversity Enhancement Strategy proposed is minimal to say the least. Lastly, the artificial light pollution caused by the proposed new development will disturb all the local wildlife. Our local wildlife is suffering much due to recent housing developments and habitat loss. Please, no more.

Traffic: Regarding the sole access into Meadow Way via Westergate Street. The current volume of traffic and

the blind corner to the right of the junction (facing south) already make entering and exiting Meadow Way extremely dangerous. Additional traffic from the proposed housing will worsen this issue. The turn out into Meadow Way from the proposed housing is also on a potentially dangerous blind corner. Increased traffic from 89 houses will also lead to increased noise pollution and air pollution (nearby the local primary school...).

Potential site access onto Hook Lane should not be permitted. Hook Lane is a country road that was never designed for the amount of traffic presently seen. It was originally used for herding cattle from field to market, but is presently a rat run that is often dangerous to all users (road, horse riders, cyclists and pedestrian).

Flooding: The local area is now suffering from frequent flooding due to the recent housing development being built without proper drainage and flood mitigation measures. These areas did not flood 30 years ago and climate warming may well worsen this situation in future. Local flooding often causes frequent road closures, delays, and other problems for local residents. The existing sewage system is ageing and cannot cope with demand. The ditch behind the present residence in Meadow Way and the neighbouring section of public footpath (WSCC 299) already floods after heavy rainfall.

Infrastructure: Plenty of new housing is currently being built locally and as a consequence the whole Six Villages area is over-developed already. The area does not need more housing. There is no planned additional infrastructure to support the increased population (i.e., schools, doctors, roads, bus service, etc.).

Please consider these factors when forming your decision.

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>