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6th May 2022

M Wilkins  
Church Lane  
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PO20 3XD

**Case Officer:** Mr D Easton  
**Telephone:** 01903 737500 ex37361  
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Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5**

Application No: BN/11/22/OUT  
Site Address: Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham  
Description of works: Outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide up to 1,250 residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class C2/C3), flexible retail and community floorspace (Use Classes E/F2/Sui Generis), a Primary School plus open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area and affects a Public Right of Way. This application is the subject of an Environmental Statement.

Thank you for your internet representation made on 5th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47265

Lots of concerns about this:

1. increased traffic in an area already inundated by traffic. The fact that this whole development is centered around a realignment of a major A road means that it is intended that they will use this road.
2. Lack of public transport - there are limited buses in the area anyway and the proposal says little about any plan to improve the situation. Many of us would like to be able to commute to work on public transport but can't as it either doesn't exist or runs at inconvenient times or to the wrong places.
3. Environmental impact - not only from the increased traffic in the area but also from the construction and ongoing pollution from numerous new houses. We're being told that we haven't long left to change our ways and save our planet for future generations. Should we really be continuing on with major new developments which eat into our green spaces like this?
4. Loss of green spaces - these are regularly used by locals for recreation and can't be replaced by these plans.
5. Loss of agricultural land - especially at a time when food miles & prices are of great concern, shouldn't we be utilising the farm land we have? Once the land is built on it can't be converted back to agricultural land so

what is lost is lost forever.

6. Provision of healthcare - the local doctors' surgery is already struggling to cope and it isn't possible to get an NHS dentist around here at all. Introducing more houses into the area doesn't help the situation.

7. How many of these homes will actually be affordable for local people and what does 'affordable' actually mean? It always seems that housebuilders' idea of 'affordable' is not the same as the people struggling to buy a home.

8. Is a housing development sandwiched between a main A road and a railway line the most attractive and healthy place to live?

9. Flooding has always been an issue in the area. Is this being properly considered or is the problem being pushed onto another area instead?

10. What is the long term business plan for the community hub and how is it proposed to attract businesses into the retail spaces? Is it a case that the site will be left with empty retail spaces as the area isn't an attractive enough prospect for companies? Will the community hub turn into a white elephant due to a lack of funding and planning for its future?

11. How many of the promises in the proposal will actually come to fruition? We see this time and time again that things like community services, affordable housing and environmental schemes are promised but later quietly dropped due to budget constraints or other difficulties and Councils have little to no power or the ability to hold developers to account.

12. Is this development really in the best interests of the local area and existing community? Please bear in mind that we're the ones who have to live here and put up with what the outside developers have decided is 'right' for the area.

When I moved here I was told that West Sussex was a wonderful rural county with lots of open spaces but all I've seen is development after development and the constant loss of greenfield sites, and I only moved here a year ago! It isn't possible to stop the march of progress, and in many ways it shouldn't be stopped as we do have to move forward, but it does need to be considered. We shouldn't be doomed to repeat the same mistakes over again due to an inability to learn from the past. The needs of local areas and the environment need to be considered far above the needs of developers looking to make a profit. Please, please consider carefully the full impact of the development, not only now but in the future, before subjecting the area to becoming just another soulless development site.

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](mailto: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>