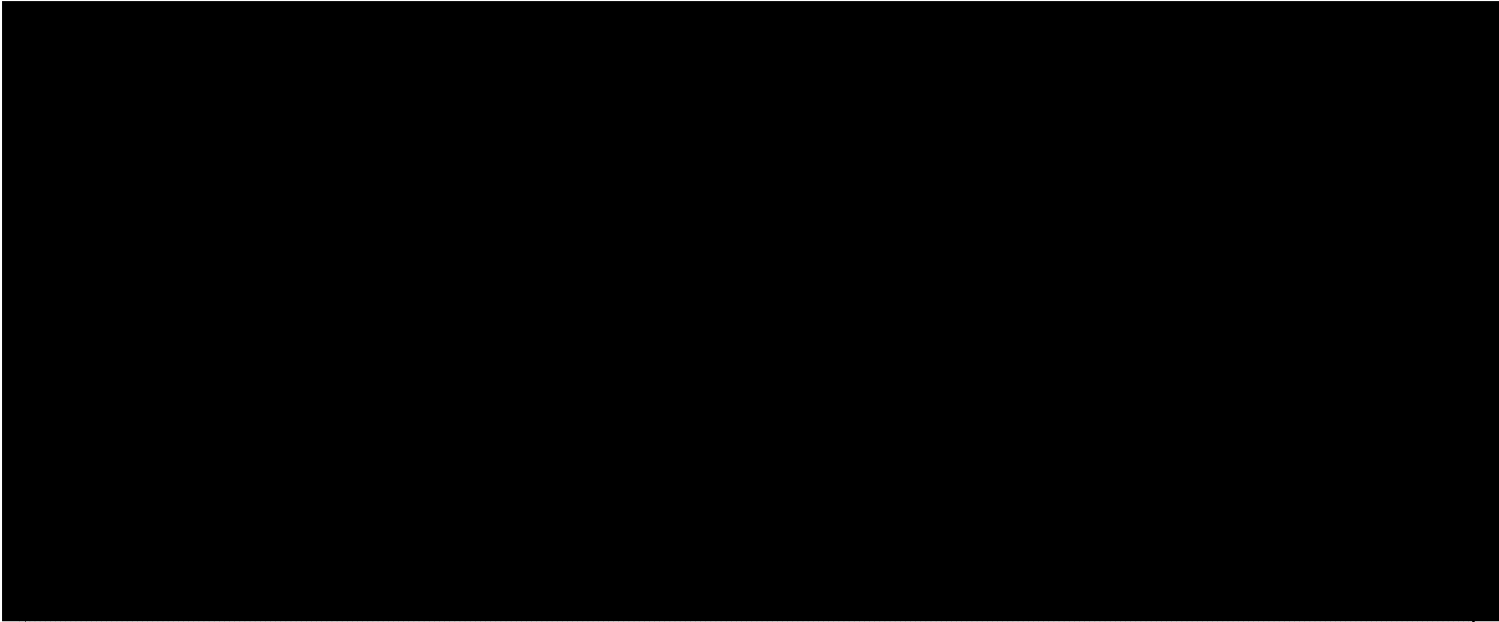


From: Aldingbourne Parish [REDACTED]
Sent: 13 December 2017 11:57
To: Claire Potts
Cc: Martin Beaton; Keith Ballard
Subject: AL/102/17/RES Nyton Nurseries

Dear Ms Potts

Please find below objection from APC. I could not use the comment page on the web site as there is a restriction on character length.

As discussed by telephone last week the Parish Council requests that the application is not considered by Committee until all the issues pertaining to the application are resolved.

The Parish Council would like your assurance that this matter will not go before Committee in January as the drainage scheme cannot be resolved by then.

AL/102/17/RES Aldingbourne Parish Council response

The Parish Council objects to the reserved matters application.

The Parish Council considers that there is insufficient information and clarity about a number of the reserved matters to allow the application to be considered and objects on the following grounds.

Drainage. No drainage plans have yet been placed in the public domain for consideration or consultation. The only information available is a memo from Paul Cann Senior Engineer indicating that the principle of the drainage design is acceptable, subject to further ground water monitoring being undertaken together with winter percolation tests at agreed depths. and locations.

This is not an acceptance that the scheme works as it is subject to further monitoring work.

The District Council is fully aware of local concerns over flooding which was one of the grounds for objecting to this development. It would be inappropriate for anything to be progress without the issues of drainage on site being fully researched and a proven drainage scheme put forward.

Sewage. The Parish Council has pointed out on numerous occasions that the Lidsey Waste Water Treatment plant is at capacity. This position is fully re - recognised in Southern Waters Response to these reserved matters application. They highlight “insufficient capacity within the existing sewerage network to accommodate the additional foul flow.

Southern Waters response goes on to say. “Southern Water are also currently assessing the applicant’s proposal for temporary flow inhibit pump discharge to the public sewerage system combined with tinkering the excess from site”.

This is a completely unacceptable proposition for the Parish Council and which strongly objects to any temporary fix. The Council has continually insisted that adequate infrastructure must be in place before these large-scale developments can proceed.

Health Care. The Parish Council is concerned that there is inadequate health care provision in place at present and that no significant applications should be progressed until adequate provision is in place. Parishioners should not be further disadvantaged in terms of health care provision. This scheme should not be approved until adequate health care is provided. The Parish Council notes the response from the Coastal West Sussex Clinical Commissioning Group that Objects to the application and has set out the resources it requires.

The applicant sought to explain that the development would not impact on the local community because it would cater substantially for local people. It did not however seem to recognise that these people even if local would in fact sell their properties. Therefore grasp of the health pressures facing this community is completely lacking.

Landscaping. The Parish Council requires planting to be of British Native stock (not European import) to preserve the genus of native species. There should be a mix of sizes and any Management Plan should allow for removal and replanting of suitable sized stock over the short, medium and long term in order to establish an appropriate tree screen. The management of the landscaping is therefore important to the site and its impact on neighbouring properties and the Parish Council requests an agreed sum for a financial bond be placed by the developer in case of any default in the future management of this screening proposal, enforceable by an S106 condition, this to maintain the screening with is essential for the amenity of the adjacent dwellings.

Additionally there is no information in the documents regarding bat habitat

Local Residents. - A number of local residents have express concern regarding the development and the lack of communication / consultation by the developers. The Council considers this to be wholly unacceptable and insists that these issues are properly addressed by the developer before the issue of reserved matters are considered.

Mr Walters has major concern over access we think must be fully resolved in advice of considering the reserved matters and to date has had we understand no correspondence from the developers

Mr Setter has concerns, which were referred to in the inspector's report over the screening of their house from the development, which as yet do not appear to have been effectively address but are also referred to in the parish Councils response to the Landscaping Proposals.

Mr Olliff has concerns of the loss of a tree and vegetation adjacent to his property to provide a cycle access. The Parish Council has suggested that the option of an alternative Cycle further to the east of the site was explored but has not been informed if this has or is being progressed. ;

Unlit Skies policy – Policy EH10 of the ANDP refers.

The application for reserved matters falls short of that required to make an informed decision and does not meet the requirements set down in the Inspectors report.

The Parish Council requests that this matter is not taken to Committee until all matters relating to the application are satisfactorily resolved. It is understood from Ms Claire Potts that she intends to take a report to the January meeting of the Development Control Committee.

The Parish Council respectfully asks that this does not happen until the matters above and in particular the drainage scheme, are resolved. The Parish Council has already made this point to ADC in that the full matters and details of the application should be considered as a whole and not piecemeal in the interests of transparent consultation.

Kind Regards

Joanne Brown, Clerk

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Mrs Joanne Brown, ACIS

Clerk to Aldingbourne Parish Council

