

Mr and Mrs C Tinley
2 Hook Cottages
Hook Lane
Aldingbourne
PO20 3TB

Your Ref: OWPC11224
Our Ref: AL/107/16/RES 29-09-2016
Please ask for:
Hilary Kernohan

23rd November 2016

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application for Reserved Matters application following Outline Planning Permission AL/39/13 for the demolition of Oakdene and all other structures within the site and the erection of 79 dwellings, public open space, children's play areas, landscaping, drainage measures, sub-station, pumping station and all other associated works.

Land West of Westergate Street & East of Hook Lane Westergate

Thank you for your internet representation made on 22nd November 2016 which has been recorded as '**an objection**' with the comments as follows:

We wish to object to the scale, layout, density and effects of flooding.

Firstly, Hook Lane is a narrow country lane, with widely spaced and individually designed properties; the proposed development is totally out of keeping, being densely packed together in a typically urban/suburban layout, with little thought given to sufficient green spaces.

Secondly, the existing sewerage arrangements in the area are already inadequate. An additional 79 properties will further overload the system.

Thirdly, Hook Lane already floods with normal rainfall, and there is a high water table locally, often at ground level in winter months. The proposed alleviating measures will not work in such conditions, and will increase the existing flood risk.

The Parish Council is proposing that Hook Lane be designated as a 'Dark Lane'. The proposed level of street lighting would seriously impact on this proposal, and would have a detrimental effect on wildlife.

In our view this level of density and urbanisation is totally out of keeping with a country lane and contravenes the ANDP Policy H3.1.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do

not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Director Planning & Economic Regeneration