

ARUN DISTRICT COUNCIL

23 NOV 2016

RECEIVED

*East Coker,
Hook Lane,
Aldingbourne,
CHICHESTER,
PO20 3SR*

19TH November 2016

Mrs H. Kernohan,
Planning Officer,
Arun District Council,
Maltravers Road,
LITTLEHAMPTON
BN17 5LF

Dear Mrs. Kernohan,

AL/107/16/RES

I write to submit objections to the above planning application by Barratt Homes for the construction of houses on a green field with access via Hook Lane, a development totally out of character and at variance with agreed criteria for preservation of the area.

Hook Lane is a narrow, winding road with an eclectic range of houses along part of its length. The greater part of the lane is rural, with ancient hedges. There is a considerable variety of vegetation which provides shelter for numerous species of wildlife, some of which are protected species. Their survival is highly questionable if such a development, especially with the introduction of street lighting on the proposed estate, proceeds.

The land on both sides of the lane is riddled with streams, rife, ditches and has a high water table – often ~~at~~ the surface during wet weather when the lane is regularly subject to flooding. Mere land coverage such as is planned would interfere with natural drainage. Sewage disposal from existing houses is to Lidsey Waste Water Treatment Plant and is barely adequate with periodic overflow and odour pollution. The proposed substantial development, along with numerous smaller sites in the wider area, puts a cumulative demand on the existing impoverished services, as was illustrated in a comprehensive survey carried out by WYG Consultancy in 2015 (www.wyg.com).

The installation of services of telephone, electricity, gas?, would be further disruptive.

An increase in the local population would place substantial demands on schools (I am informed that the primary school is already at capacity), any extension of the school would be severely compromised by the immediate proximity of this proposed development. The nearest GP surgery, in Eastergate, is already overstretched. Public transport is totally inadequate. Thus there would be a great increase in private and commercial transport which (apart from any consideration of the capacity of the lane to accommodate additional traffic), would itself engender environmental disturbance.

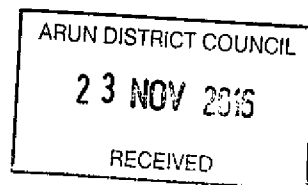
Finally, the proposed development is, I am informed, more than double that estimated to be the local need for the next fifteen years.

Yours sincerely,



11. Lamorna Gardens
Westergate. Chichester.
PO20 3RL

Ms H. Kernohan - Planning Officer
Arun Civic Centre
Littlehampton. BN17 5LF



Dear Ms Kernohan

Re: Planning Application AL/107/16/PES

We are writing with reference to the above Planning Application and would respectfully request that you consider the points below with reference to the scale, density, layout and flooding effects of this proposed development.

- The density - 79 houses - is far too intense for the rural location, which can only be detrimental to the locality. This is more suited to an urban development which could easily assimilate an extra 79 houses.
- We are seriously concerned about flooding risks to existing homes as adjacent gardens already suffer flooding after heavy rainfall. As the water table in winter is often at existing ground level, it is obvious that such concentrated new builds would only exacerbate this serious problem. Alleviating measures proposed by the developers would only work where such a water table was a good distance below the surface. With the winter water table at ground level, these measures would not work.

Bore holes show that the water table is 0.28 m. below ground level - the minimum level for such systems to be effective is 0.7 m.

- The extra sewerage loading, which will go to Lidsay WWTP, which is already inadequate - will cause more major problems.
- Street lighting is also a concern, apart from adversely affecting wild life, the Aldingbourne Neighbourhoods Plan's policy of maintaining Dark Skies would also be seriously affected. Extreme limits should therefore be placed on new lighting.

Yours sincerely

