



D M. Leonard
1, Orchard Gardens
Woodgate, Aldingbourne
Chichester
W Sussex PO20 3QW
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Planning Application AL/111/16/OUT

Application for the building of 57 dwellings on Land to the East of Orchard Gardens, Woodgate.

Dear Ms Potts

I wish to place on record my strong objections to this planning application.

1) **The Aldingbourne Neighbourhood Development Plan (Built UP Area Boundary Policy EH1)** indicates that this site is a departure from the defined built up area and does not comply with the A.N.D.P policies.

Policy EH 1 states that proposals for development outside of the built up area boundary's that do not accord with development policies with respect of the countryside will be resisted unless it is for essential utility infrastructure where the benefits outweigh any harm and it can demonstrated that no reasonable alternative sites are available.

Aldingbourne Parish currently has applications either accepted or pending for 70+ dwellings in Hook Lane, 260+ at Nyton Road and a submission for 300 homes at The Pines, off Westergate Street. The prospect of 2000-3000 properties envisaged in the BEW sites indicates that there are multiple alternative site available.

2) The site is also identified as Grade 2 Agricultural Land. A.N.D Plan Policy EH3 refers

3) **A.N.D.P Policy EH2. Green Infrastructure and Ecosystem Services.** The application is in direct conflict with policy EH2 in that this site is a published and declared Biodiversity Corridor. Policy EH 2 states :- New Development within, or immediately adjacent to the Biodiversity Corridors identified on Maps A1 and A2 in the A.N.D. Plan will only be supported where it can clearly demonstrated that development proposals will not give rise to any significant harm to the integrity or function of the Biodiversity Corridor.

4) Notwithstanding the ecological and environmental vandalism carried out over the past days on the site, the stripping and destroying of the ecosystem of all trees and vegetation, the site still remains part of the A.N.D Plan and whatever has occurred during this act does not remove the site from that classification and that part of the infrastructure. Therefore any building restrictions applicable under Policy EH 2 must still apply. The site if left will recover over a period of time and should be left to so do.

5) The applicants comments with reference to the Aldingbourne and Eastergate Primary School oversubscription, ie pupil numbers, do not bear scrutiny. Both are currently oversubscribed with children from the Aldingbourne Parish already having to travel outside of the area to attend school. The prospect of potential 700 dwellings in the immediate area lends us to draw our own conclusions.

- 6) Medical Services. Again the applicant glosses over this aspect. The only local surgery, The Croft Surgery, is oversubscribed and is at full capacity. Requests for appointments are difficult to book and are only being accepted when emergency appointments are requested. The same situation re housing numbers applies here as it does with the schools
- 7) A29. I have extreme concerns and wish to place the strongest possible objections to this proposal the applicant has submitted to widen the road at the junction with Orchard Gardens, to eliminate the grass verges on the Eastern side to build a "new carriageway and to allow a "flow Lane" on the Western side of the road, running North from the Woodgate Crossing will, I believe to be an accident waiting to happen. Any driver waiting to turn right and north onto the A29 will be taking their life into their own hands if this non-stop free flow lane is in place, especially during the rush hour periods. This proposal needs to be scrutinised in depth.
- 8) Nothing has been mentioned in the application regarding the prospective damage to the health, welfare and environmental wellbeing of the residents of Orchard Gardens and Woodgate Park. The only access to the site is through Orchard Gardens which is of minimum width and in places under 5 Mtrs in width. Whilst understanding that these comments may not be taken into consideration by the planning authority it needs to be said that in my opinion it is a situation that should be considered and addressed. Over 50% of the residents in the 20 properties in Orchard Gardens are retired and of pensionable age and therefore at home most days in any given week. Woodgate Park has a very large % of young families with children who walk their children to school via Orchard Gardens. There is already an estimated 300 traffic movements a day up and down Orchard Gardens. The road is narrow, and that was a consideration in a previous planning application. The prospect of the pure volume of large heavy construction vehicles moving to and from the site, the noise, dust, dirt on this minimum width residential carriageway during the indeterminate time period of the construction of 57 dwellings will I submit have a severe and detrimental effect on all the residents in the vicinity.

My final submission is that with near 600+ houses already in the pipeline and the prospect of the massive proposed future BEW developments this application is surplus to requirements and there is absolutely no necessity for this application to be granted

The application is in direct conflict with A.N.D Plan Policies EH 1, EH 2, EH3 (Development of Agricultural Land), EH6 (Protection of Watercourses), and should be summarily refused. It is in direct conflict with relevant Development Plans and I submit that no exceptional circumstances have been demonstrated to consider the application.

The A.N.D Plan requires a compelling need to be established where there is proposed development of land in a Biodiversity Corridor and I submit the applicants have failed to prove this need in their application.

The building of these dwellings on this site will erode the countryside and would be an unacceptable expansion into one of the few remaining ecological and environmentally friendly sites in this area.

