

Mr W. Collins,
19, Orchard Gardens,
Woodgate, Nr Chichester,
W. Sussex. P.O. 20 3QW

Arun District Council,
Planning Dept.,
Case Officer,
Clair Potts,
Arun Civic Centre,
Maltravers Rd,
Littlehampton, BN 17 5LF

ARUN DISTRICT COUNCIL

21 NOV 2016 17:11-16

RECEIVED

AL/111/16/OUT

Ref. AL111 Ald.

Dear Clair Potts,

With reference to the above planning application,
Land to the East of Orchard Gardens;

I wish to object most strongly to the above application for 57 Mixed Dwellings on this field. The probable entrance to this site would be at the end of Orchard Gardens. This cul-de-sac would be totally unsuitable. This road is narrow and the probable increase in traffic would be hazardous. We have at the moment a considerable number of vehicles from Woodgate Park, as well as our own road.

I understand and this is important, this would be outside the development line, and the field is classed as part of the 'Biodiversity Corridor'. The Aldingbourne Neighbourhood Plan has this listed. This plan was agreed to by 93% of the Residents at the local referendum on Oct. 18th.

I wish also to bring to your attention, that the extra that will be placed on the Services; Drainage; Sewers; etc. With regards to Education, the Existing Primary School is full to capacity, likewise the Croft Surgery in Barnham Road has 11,000 Residents on their list from the surrounding Area's, and is finding it difficult to cope. An average of three weeks wait for an appointment with your Dr is not unknown. There are plans for a new complex but this will take time to materialise.

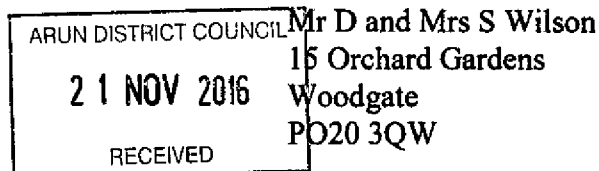
Finally, the pressure on the A29 is bad enough, but the addition of extra traffic generated by the alleged development will only cause further problems; bearing in mind the future development in Hook Lane, and you can see the concern that I have.

I therefore request that you give earnest consideration to my, and other Residents both of Orchard Gardens and Woodgate Park and Westergate Street in refusing this application.

Yours Faithfully,

(W.F. Collins)





Claire Potts
Case Officer
Planning department

15th November 2016

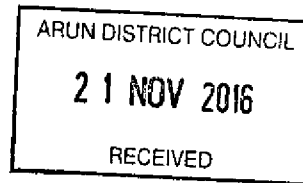
Dear Madam
RE: Planning Application AL/111/16/OUT

I am writing to object to the proposed application. We have previously objected to plans to develop this site. We have lived in Orchard Gardens for over 20 years and previous plans for this site were not passed. The road is too narrow for extra traffic as it is already busy with traffic from Woodgate Park entering Orchard Gardens and cars parking along this road for Aldingbourne school make it difficult to pass. To get out on to the very busy A29 junction is already difficult and we believe 57 more houses will mean double that of vehicles so will create an even worse problem. The local school and Drs surgery is already overstretched and very busy. We were also led to believe from the Aldingbourne Neighbourhood Development Plan that this was a biodiversity corridor and outside of the built up area boundary. Thank you for considering our objections to this development.

Yours faithfully

D and S Wilson

Mrs Linda Dutton
Mr Arnold Clenshaw
6 Orchard Gardens
Woodgate
Chichester
PO20 3QW



Claire Potts
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

16th November 2016

Ref: Planning Application AL/111/16/OUT

Dear Ms Potts,

Whilst all of us in this area of Arun are aware of the pressure for new development and that we may well have to accept the changes this will bring, we must object strongly to this particular application as:-

1. This site does not meet the criteria of the Aldingbourne Neighbourhood Development Plan (Policy EH1) which states that development outside of the built up area boundary's that do not accord with development policies will be resisted unless it is for essential utility infrastructure where the benefits outweigh any harm and it can be demonstrated that no reasonable alternative sites are available. This site does not accord with the development policies, is not for essential utility infrastructure and many alternative sites have been identified with applications accepted or pending for over 350 dwellings and submissions for many more in the Aldingbourne Parish area. In addition the site is also classed as Grade 2 Agricultural Land where development should be resisted. (Policy EH3)
2. The site has been designated in the Aldingbourne Development Plan as part of the Biodiversity corridor (Policy EH2). This states that new development will only be supported where the development proposals will not give rise to any significant harm to the integrity or function of the Biodiversity Corridor. This is clearly not the case with this proposal. Indeed the work already carried out to clear the site has already caused great damage to wildlife and fauna. Fortunately, given time, this should recover, but it is still quite disgraceful
3. The A29 Woodgate Study carried out by Parsons Brickerhoff for West Sussex County Council published on 30th May 2012 highlighted the dangers of turning right from side roads onto the A29. This is particularly

true of Orchard Gardens. Whilst there are always questions on the amount on new traffic movements related to new development, it is possible to state that there will be an increase of at least 60% based simply on increase of number and the type of dwellings. Orchard Gardens is narrow, in some parts less than 5m, and subject to roadside parking. Since the Study also identified the expected increase in traffic on the A29, it must be expected that currently the situation is even more dangerous and this will increase with time. The idea of a new right hand turn from the A29 into Orchard Gardens will, surely, only make this worse. Whether Orchard Gardens is capable of acting as the entrance road for this added new development is a matter for transport experts (if they can ever agree!) though it is certain that, despite it not being directly a matter for planning, the disturbance and potential damage caused during any construction will be a major problem for residents.

4. Whilst not reserved simply for this application, the pressure on the local primary school, Aldingbourne, and the only local doctors surgery, The Croft Surgery, is considerable. Both are running above planned capacity and oversubscribed. In the case of The Croft this is leading to real issues getting appointments and access to medical care. Public transport is minimal with an infrequent bus service being the only real option and the local railway station is more than 2 miles away. Development of this site will only add to these very serious problems.
- 5 Given the plan to use existing sewers for this new development and being aware of the current occasional issues with standing water, it will be essential to ensure that any new development does not create sewage problems or increase the possibility of flooding.

There seems little point in undertaking all the work, studies , research and consultation that goes into developing local plans if they are then going to be ignored. Yes, we accept the need for new development but this must be on land already identified for such use and within the rules and restrictions necessary.

This site is not within such identified land and does not meet the restriction and with real questions remaining on whether the services the application must not be allowed.



Arnold Clenshaw



Linda Dutton