

From: Nicola Oktay on behalf of Planning.Responses
Sent: 28 March 2024 09:48
To: Planning Scanning
Subject: FW: AL/11/24 OUT

REP

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PLANNING APPLICATION AL/11/24/OUT

I object to the above because of the following:

ARUN LOCAL PLAN The applicant site is part of the recreational and environmental area laid down in the Arun local plan. Should this be granted then the Arun local plan would have to be altered and would be unlikely to provide for the vital area of recreation and wildlife.

BIODIVERSITY CORRIDOR This area has biodiversity corridors running through it and a chalk stream in the shape of Eastergate rife.

The Aldingbourne Parish neighbourhood development plan protects this area under a number of key policies namely:

EH2 Green infrastructure and Ecosystems

EH4 Protection of watercourses

EH5 Surface water management plan

EH6 Protection of trees and hedgerows

NATURE AND WILDLIFE Many local residents have stated that they have seen water voles, kingfishers, little egrets, a wide variety of birds species, grass snakes, lizards, bats. Building on this site would cause irreversible harm to this area of rich diversity.

SEWAGE AND FLOODING The sewage flowing from the inspection covers in the fields to the south of the applicant site is evidence that the Lidsey sewage treatment works is beyond capacity and can't take two more dwellings let alone 400!!

A recent Southern Water response "strongly advised against" additional homes under a recent planning application in the Barnham area. Stating that for two dwellings in the planning application numbered W1/23/111/PL "the local catchment area being overburdened during periods of rainfall".

There are many other reasons why this development will be devastating to Barnham, Eastergate, Westergate and other neighbouring communities.

VEHICLE ACCESS Vehicle access to the site through Pine Close from the A29 to 400 dwellings with an average car ownership per house of three cars is entirely impractical given the proposed junction location along the Woodgate Crossing, the pedestrian school crossing and the Ivy Lane pedestrian crossing.

Any other vehicle access through other A29 linked roads including Ivy Lane and Oaks Close is equally impractical for the resulting volume of vehicle movements.

The local road network has demonstrated it does not have the capacity to handle periods of sustained rainfall. Key "A" road closures at Shripney putting traffic onto B roads such as Nyton Road and Hook Lane

which have also flooded, or north on Fontwell Avenue where the northbound carriageway is currently in flood from the Portsmouth water artesian well. This leaves the only route to Barnham along Eastergate Lane which is interrupted when the Barnham Road sinkhole forces road closure which is becoming more frequent.

THE GRAMPIAN CASELAW CONDITION “prevents the start of a development until off site works have been completed on land not controlled by the applicant.

A major upgrade of the Lidsey sewage treatment works is required to deal with the current deficit in its capacity let alone bolting on another 400 dwellings.

In addition to the issues here, other significant concerns include the shortage of local places and the limited availability of NHS dental services coupled with lengthy waits for appointments at the local GP surgery. Furthermore there is a noticeable absence of new local employment opportunities and investment!!!