

From: Rhiannon Lloyd on behalf of Planning.Responses
Sent: 03 April 2024 11:23
To: Planning Scanning
Subject: FW: Objection to planning application re: AL/11/24/OUT

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Planner (Degree Apprentice), Planning

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From: Rhiannon Lloyd [REDACTED] **On Behalf Of** Planning
Sent: Tuesday, April 2, 2024 9:19 AM
To: Planning.Responses [REDACTED]
Subject: FW: Objection to planning application re: AL/11/24/OUT

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From: John Merker [REDACTED]
Sent: Thursday, March 28, 2024 11:15 AM
To: Planning [REDACTED]
Subject: Objection to planning application re: AL/11/24/OUT

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John Merker

38 St Richards Road
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Aldingbourne

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[REDACTED]

For or against: OBJECT

I object to this latest attempt by Cala Homes to take away our last bio-diversity corridor. I object under the following points:

Biodiversity corridor, nature and wildlife

The Aldingbourne Parish neighbourhood plan has a number of policies which protect this special area; namely, EH4 Protection of watercourses, EH2 Green infrastructure and ecosystems and EH6 Protection of trees and hedgerows.

The Ecology Officer at Arun District Council has objected to this application, citing a lack of detail from the Cala application regarding the impact and mitigation for the species and habitats there. The objection also cites a lack of full species surveys , and a concern the proposal shows a net loss of biodiversity with, and very importantly, 'priority habitats being removed and potentially significant impacts to bats, reptiles and birds. Fragmentation of habitats is also a concern.'

It should be noted that the habitat assessment was sneakily undertaken at a sub optimal time in January, which presents a significant limitation for the assessment results.

Furthermore, and more crucial, water voles HAVE been record on the proposed area. The Water Vole Mitigation Guidance (2016) recommends at least TWO surveys to meet best practice. The ONE survey which was completed also suspiciously did not cover the whole length of Lidsey Rife nor did it survey upstream of the site.

In regards of bats, surveys were conducted but again, the results of the trapping survey are missing from the EIA report. Bechstein have been recorded in the woodland. Also, rare Barastelle and Plecotus species have both been recorded across the proposed site and would be severely affected during and after any development.

Surely the above information alone is enough to see the error in this site being proposed.

Sewage and flooding

We're all aware of the volume of rain we are currently experiencing. Shipney road south of Woodgate severely floods. Barnham road continues to flood and was closed for some weeks while the sewage pipes and sink hole were hurriedly amended – and still the water continues to overflow there. Hook Lane continues to turn into a lake during any downpour.

Sothern Water has 'strongly advised against', additional homes under a recent planning application in the Barnham area, as the local catchment area is being overburdened during periods of rainfall. Regarding this application, anyone can go and witness the sewage flowing from the inspection covers in the fields south of the proposed application area. The area does not appear to be the best area to house 10 more dwellings let alone 400 more dwellings.

Our system is barely able to cope with what we have. Although trying to keep a balanced argument, it's clear Cala Homes do not care about the affects or points above.

Roads

Anyone who is a resident, and drives, will know how Westergate Street heavily queues up; even when the train barriers are not down. Barnham Road struggles too. As residents, we are also aware that Southern Railway will soon be increasing train journeys during periods. Yes, that is an external factor unrelated to the application, but it will still mean more trains, and more barrier down time. This will also mean, more traffic through our VILLAGE. This application wishes to add hundreds of more cars into the area; and no one believes this will have a major adverse effect on our environment and daily life?

Amenities

We have two, full Primary schools in our Village. We have one Doctors which is a tooth and nail fight to get an appointment on the luckiest of days. How is our village going to accommodate the residents of 400 extra dwellings? None of this appears to have been considered and seems absurd that an application of this size has even made it this far.

Eastergate new builds

This may well be discarded as I have no concrete evidence as to why, but residents are aware that recent new builds in Eastergate are being reduced in price. The talk is this is due to them not being able to sell. If true, then is 400 more dwellings really appropriate. Maybe this warrants further investigation.

In summary

We are a village. We live here for what beauty and nature we have which comes with living in a village, and what it can offer, and positively affect our families. I understand completely the need to build new homes. But this area is constantly targeted with no thought to the many adverse affects this development will create, and diminish what makes this area, and our biodiversity corridor something which needs protecting by Arun District Council. Please protect this area for future residents of our district. This development is not the right thing to do.