

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: Mark | Redlobster [REDACTED]
Sent: 29 January 2025 21:30
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: AL/137/24/RES - Objection

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Simon,

Objections regarding planning application AL/137/24/RES.

1. The amount of houses that have been built or are being built in the last 8 years in Hook Lane is ridiculous:

AL/5/18/RES - 2018 - 2

AL/8/16/OUT - 2018 - Summer Close - 14

AL/64/20/PL - 2020 - Autumn Close - 10

AL/79/20/OUT - 2020 - Foxlease - 10

AL/154/23/PL - 2023 - 5 – Appealed

Furlong - Grendar Way 79 – Built 2018

Total = 115 + Redrow/Henry Adams + 89 = **204** (Approx 510 extra cars)

That's 8 years of continuous development, road closures, flooding, construction noise that the surrounding neighbours have had to endure and possibly another 2/3 years with this development. There is no empathy or consideration to the existing communities and neighbourhoods from Redrow and Henry Adams.

15 secs away on Lidsey Rd/Westergate Str we have:

AL/20/21/PL - 2022 - 70 Built

AL/21/20/OUT – 2020 - 38 Built

Total: **108** (Approx 270 extra cars)

Potential:

AL/11/24/OUT - 2025 - 400

AL/89/24/OUT – 2025 – 130

All in = **842** – So potentially 2,105 cars coming out on Lidsey Rd/Westergate Str.

There is no mention that Aldingbourne can cope with all the cars and infrastructure and no development has mentioned how they plan to improve this. I haven't even mentioned schools, doctors, police etc.

There is a huge development coming next to Tangmere, basically doubling the size of the village, why do we need any of these smaller housing developments around here?

2. It keeps getting mentioned from developers that this will help Arun District council meet their housing requirements and tackle affordable housing etc. So this development from Redrow should only be allowed to sell and rent to the local community. I don't think buyers from London (example) or anywhere else should be able to purchase these properties. The properties should at least only be allowed to be purchased from people that currently live in the Arun district, otherwise it's not tackling

the housing issue for the local community or from ADC. I am asking that this is entered as a condition for any developer to build properties on this plot. This was done recently in Amberely, only local or those connected to local were allowed to purchase these properties.

3. Developers always talk about the benefits to the community, which I have already underlined that there is none. If any developer wishes to build housing on any plot around this area and make good profits from it, they should be asked that they fund local community projects, schools and medical centres. If they are to build properties and put pressure on the local infrastructure, schools and medical centres etc, I am asking that developers should make considerable contributions to local projects. With all the developments in around Hook Lane and Westergate, I have seen no evidence of any of them contributing to the Parish Council or otherwise.

The roads need to be repaired around Hook Lane and other local roads, the developer should be held accountable and pay for all this as they are insisting on adding pressure to the area in terms of traffic, sewage, water etc. So again, I am requesting that any developer in this area should contribute a sizable amount to actually help the local community rather than building the properties, take a vast profit and never to be seen again.....until the next piece of agricultural land is sold to a developer.

4. The new application from Henry Adams/Redrow still hasn't made enough effort regarding the Affordable housing. It's still all being placed to the South, very close to and overlooking the properties on Hook Lane, Toop Gardens, Hasler Grove and Lamorna Gardens. Housing that is already established and some have been there for over 75 years to 100 years. Redrow have moved a couple of houses slightly up and that is it. I don't see any of the AR, Shared Ownership and First Homes up with the nice big houses that are being proposed, North of the field. Why not give the AR, SO and FH the nice field views at the North of the estate? We already have 7 AR behind us at Bowley Mead and will be sandwiched with further AR, etc. How is this working closely and benefitting with the existing communities and neighbourhoods.

5. Under my log storage I have had **slow worms** and **golden Newts** (I have photos to prove this from 2024), this should be encouraged. When was the last time this field was surveyed, I think 3 years ago?

The decline in the insect population in the UK over the last 20 years has been by 60%. There are many factors, including modern farming, and of course housing development. If the insects go, so do we. Although you may find this a comical reason to stop any development on agricultural land, it's a very worrying fact that gets pushed aside and never noted. Housing developers should also be contributing to helping our wildlife and insects if they are allowed to build on agricultural land. Similar to chopping down trees, and then replanting, developers should be made to make a hefty gesture to projects that help encourage wildlife and insect populations that have been erased by building development.

7. At the appeal hearing I had mentioned that we were worried about houses overlooking our front bungalow, which has a bedroom (kids) at the front. This was rejected as they said on the plan the houses planned would have sufficient space not to overlook. However, plot 56 & plot 57 will directly look over us. Plots 46,47 & 48 will diagonally be able to view over and also plots 59 & 58. We've already had experience of this when the new build next to us (entrance Grendar Way). We have 7 plots from Bowley Mead over looking our garden, we have since grown Lorel to achieve privacy. And 1 property at Top Gardens that overlooks us. We can't do much about this and have grown Lorel again

to get as much privacy as possible. These new plots from Redrow are very close indeed and there will not be any privacy at all for us anymore on any sides of our property.

8. If we now look out of our bedroom and living room, our sky view will be blocked with plots 48, 56, 57 and 58, 59. We will go from a lovely blue sky in the summer to seeing bricks and possibly people at their windows. Our natural light source will be affected.

9. In the space of 5 years, Kittenash has gone from having fields to the south, north and east of us, to all housing estates. We purchased this property as we wanted a semi-rural setting/feel and now it will be completely urban. We already know there are more applications ready for the fields behind this development and other fields around Aldingbourne.

10. There is absolutely no advantage or benefit to the local area for this development. I doubt very much local people will be used for the construction of this development. The sewage and water issues are huge in Barnam and Fontwell due to all the new developments. Sewage in the back of peoples gardens and coming back up into their bathrooms.

11. I absolutely reject a 2.5 building (3 floors) being built in this area. I'm not even sure that is allowed, wasn't that part of the conditions as you can't go that high in Aldingbourne? There are no other 2.5 buildings in the area. This will heavily overlook properties and be un-natural feature.

12. It's been mentioned that heavy large construction trucks are allowed to com in through Hook Lane? Hook Lane barely entertains 2 cars going passed each other, and in many areas, they can't. I have seen several times trucks and cars getting stuck near Park Lane because of the size of these trucks. No trucks should be allowed to come through Hook Lane via Oving Road. Best scenario, is not at all.

13. I'm trying not to repeat myself, but why are we building on agricultural land?

I'm not sure why Henry Adams and Redrow should be allowed to proceed with any application, they keep forgetting documents, not making any critical changes and have no regard for the existing communities, neighbourhoods or parish council.

There is absolutely no credible explanation as to why this development should be allowed to go ahead on this field.

All the best,

Mark & Marie Kennard

Kittenash

Hook Lane

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 28 June 2024 13:05

To: Mark | Redlobster [REDACTED]

Subject: RE: Ref: AL/50/24/RES - Objection

Dear Mr Kennard,

Thank you for your comments which will be added to the application.

Regarding advertisement, please note that whilst it is encouraged, there is no formal requirement for the developer to carry out community consultation. Arun District Council are required to advertise the applications for 21 days and I confirm that we posted yellow notices in the following locations on 13 June.

Lamp post at Meadow Way

Lamp post by footpath on Lamorna Gardens

Lamp post on entrance to Grender Way

Lamp post at top end of Toop Gardens.

Lamp post at top end of Hasler Grove

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



From: Mark | Redlobster [REDACTED]
Sent: Friday, June 28, 2024 11:47 AM
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Ref: AL/50/24/RES - Objection

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Ref: AL/50/24/RES - Planning Objection

To whom it may concern,

Further to my previous objections regarding planning application AL/50/24/RES.

1. Why was the community not notified about this application? I haven't received any leaflet or email regarding this application from Redrow. Surely the houses that will be affected should have at least be notified, but all of Aldingbourne should be notified to give the community a chance to respond, as is required.

The application went in on 16th May 2024. I only heard about it from a neighbour on the 24th June 2024. The closing date of registered objections is July 4th. I am asking that this deadline **is extended until the 4th September 2024** and Redrow have to leaflet drop the whole of the Aldingbourne area to give the local community a chance to respond. And prove to the council and Parish council that this has been done.

Nor have I seen any yellow application sheets around the area from the council to let locals know about this application.

Very bad manners on the part of Redrow and not working with the local community.

2. It keeps getting mentioned from developers that this will help Arun District council meet their housing requirements and tackle affordable housing etc. So this development from Redrow should only be allowed to sell and rent to the local community. I don't think buyers from London (example) or anywhere else should be able to purchase these properties. The properties should at least only be allowed to be purchased from people that currently live in the Arun district, otherwise it's not tackling the housing issue for the local community or from ADC. I am asking that this is entered as a condition for any developer to build properties on this plot.

3. Developers always talk about the benefits to the community, which I have already underlined that there is none. If any developer wishes to build housing on any plot around this area and make good profits from it, they should be asked that they fund local community projects, schools and medical centres. If they are to build properties and put pressure on the local infrastructure, schools and medical centres etc, I am asking that developers should make considerable contributions to local projects.

For example, the Parish Council could do with some funding help of the new community hall in Aldingbourne and many other smaller projects. Schools; We had to send our daughter to Slindon Primary as there was no room in Aldingbourne. In the last 10 years all schools in the area have had huge cuts. Slindon Primary has had £99,000 worth of cuts in the last 10 years, devastating for a small village school. Developers should have a 10 year plan of contributions to all the local schools in the area to help with over loading schools, training more teachers etc. The roads need to be repaired around Hook Lane and other local roads, the developer should be held accountable and pay for all this as they are insisting on adding pressure to the area in terms of traffic, sewage, water etc. So again, I am requesting that any developer in this area should contribute a sizable amount to actually help the local community rather than building the properties, take a vast profit and never to be seen again.....until the next piece of agricultural land is sold to a developer.

4. We actually tried to sell our property back in 2022/2023, but because the AL/178/22/OUT application hadn't been decided, this was the reason that was given why potential

buyers were not interested in our property, they didn't want to be right behind a new estate and be completely surrounded by new builds.

We have also just heard our neighbour next to us, their buyer has pulled out as they have just found out about the Redrow application and was worried about how close the properties were, but also that all the Affordable Housing was put down near our properties. These are examples of how this has caused a negative impact already in this area and to the valuation of our properties.

5. This brings me on to my next observation. All the Affordable housing has been placed to the South, very close to and overlooking the properties on Hook Lane, Toop Gardens, Hasler Grove and Lamorna Gardens. Housing that is already established and some have been there for over 75 years. My point is why has all the Affordable Renting been positioned all at the South of the application? I thought the whole point of AR was to mix it in within a new estate? I don't see any of the AR, Shared Ownership and First Homes up with the nice big houses that are being proposed, North of the field. Why not give the AR, SO and FH the nice field views at the North of the estate? We already have social housing behind us at Bowley Mead and unfortunately there are sometimes noise pollution with loud music, swearing, arguing and loud car revving. I'm not saying you can't get this from any neighbour regardless of their housing situation, but Redrow itself has been prejudice and stereotypical by clumping certain housing types together.

6. The decline in the insect population in the UK over the last 20 years has been by 60%. There are many factors, including modern farming, and of course housing development. If the insects go, so do we. Although you may find this a comical reason to stop any development on agricultural land, it's a very worrying fact that gets pushed aside and never noted. Housing developers should also be contributing to helping our wildlife and insects if they are allowed to build on agricultural land. Similar to chopping down trees, and then replanting, developers should be made to make a hefty gesture to projects that help encourage wildlife and insect populations that have been erased by building development.

7. I am asking for this application from Redrow to be suspended until the local community have been properly informed and given plenty of time to respond. I think the council need to review and consider more conditions that actually help the local community and surrounding area before any housing developer has the chance to put in an application. The council also needs to be more proactive in informing the local area that will be affected by this development.

Yours faithfully,

Mark Kennard

Kittenash

Hook Lane

Aldingbourne

PO20 3TE

<https://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
