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22nd May 2020

Ian Macdonald
3 Ide Crescent
Aldingbourne
Chichester
WEST SUSSEX
PO20 3AJ

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AL/27/20/PL
Site Address: Springfield Hook Lane Aldingbourne PO20 3TE
Description of works: Demolition of the existing dwelling & construction of 2 No. 2-bed, 3 No. 3-bed & 4 No. 4 bed houses including access, landscaping & associated works (resubmission following AL/51/19/PL).

Thank you for your internet representation made on 21st May 2020 which has been recorded as an objection with the comments as follows:

OWPC27125

Surface Water and Flooding

- area forms part of the Lidsey Waste Water Treatment Works with very high risk of flooding which can be observed in the various water courses that have filled over the winter in 2019/2020 around the area
- northern boundary has a natural water course located along its length, 5m from our front door. According to the Soil Ltd's report the proposal is looking to discharge surface water into this water course. The report also confirmed that bore holes dug on site to measure the infiltration rate, confirmed the water table being at 1.9meters bgl and the infiltration rate was minimal and could not even be calculated from the data obtained, confirming the high flood risk. While a 0.46 hectare piece of open land disperses water naturally over 360 degrees this proposal will direct all surface water to one watercourse that is located in front of our property.
- this development will cover a large amount land at Springfield with tarmac, concrete etc and then discharge into the natural water course located on the northern boundary which was never intended to be used in this manner, this is not a solution that mitigates the flood risk in this area.
- according to Soil Ltd's report the tank on site is to be 2m deep. With the water table at 1.9m bgl the bottom of the tank would be submerged limiting its drainage ability. The Aldingbourne Neighbourhood Plan (ANP) confirms on Page 17 that run off from surface water into local watercourses will increase the local flood risk.
- the plans do not mitigate flood risk in the location which is known, documented by numerous bodies and very real to those who live here.

Trees

- The tree officer was clear in his decision in 2019 that trees on the northern boundary should be retained and

the development of the houses near the northern boundary would damage the tree roots. He was also clear in his comments that the number of units should be reduced and all those located near the northern boundary should be removed to protect the trees and their root systems.

-Proposal has located an access road next to the trees as well as vehicle parking bays which will all need building/ground works to a depth that will inevitably affect the root systems of these trees.

-The proposal will cover a large area of the land with tarmac/paving and divert the surface water away from these areas, affecting the amount of water that would naturally drain into the ground to provide water for the trees, causing a negative affect on the health of the trees over time, potentially permanently damaging them and depriving the northern boundary of it visual appeal and ability to support the local wildlife.

-There is no clarification on what will happen to trees that surround the site, especially on the northern boundary which was given particular scrutiny in last years previous planning application. These trees form a natural barrier between the houses on the northern boundary and Springfield, are filled with numerous wildlife such as Owls, Kites , Jays, Bats, Dormouse and Newts also providing canopy coverage and viewing/street scene appeal. The trees on the northern boundary were left in place by DWH for this very reason and again we find that they are under threat from the building of 9 new residential homes in the garden of one existing house next door.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.