



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

26th May 2020

Lindy Nash
Aldingbourne Parish Council
C/O 64 Worcester Road
Chichester
West Sussex
PO19 5EB

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 22nd May 2020 which has been recorded as an objection with the comments as follows:

OWPC27155

Aldingbourne Parish Council continues to object to the proposals for developing land at Springfield in Hook Lane (as we did for Application AL/51/19/PL) for the following reasons:

This development proposal remains:

To the west of the village in an area where APC's Neighbourhood Strategy is to defend development as far as possible

In an area believed to be subject to flooding (as evidenced through issues previously experienced with the nearby Barratt Homes development)

Not supported by sufficient investment in road and 'service' provision infrastructure

Not currently supported by an adequate ecological survey

Not supported by adequate explanation of lighting proposals (which the APC would insist comply with its Dark Skies policy).

Additionally, this revised application represents:

A further overdevelopment of the site where, though housing numbers have been slightly reduced, properties are larger than previously proposed with parking now even more restricted

A threat to the ecology of the area due to a) the proposed level of tree felling to facilitate this development and b) only phase one of the ecological study appearing to have been completed, with the recommendations within that study having not been taken forward - consequently there is no effective ecological study of the impact of this development, the site for which lies within 12km of the Cocking Tunnel SPA, a European designated site because of its importance to bats. The Parish Council have also noted that the developers are already seeking to damage the site's wildlife in advance of this application.

A further increase in traffic to a quiet, country lane which is not fit to support increased vehicle usage (and has already been stretched beyond its limits by the previously agreed Barratt and Metis Homes developments)

A breach to this Authorities H1 Quality of Design policy.

In light of the above, and also noting that no arboricultural impact assessment appears to have been carried out, APC must stress once again that they believe they have already delivered in excess of the 70+ houses required under the most recent housing delivery target for this area, they therefore strongly object to this revised application.

Finally, please note that this Authority retains the right to submit additional evidence in support of its objections should further issues come to light prior to a decision being made on this significant planning proposal within our Parish.

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.