

Dear Miss Willard,

I have lived in Hook Lane for 29 years and during that time it has changed from a beautiful rural lane with only occasional traffic to one where it is no longer safe to walk (since there are no pavements for all of the very rural section). One now has to leap onto the verge or into the bracken to avoid passing vehicles.

This destruction of a very beautiful lane which was a haven for wildlife has occurred since the forced house building in the form of the large estate with 79 houses in Grender Way and two smaller ones with about 12 and 10 houses respectively. These houses caused hundreds of extra car movements per day and that is coupled with the unrestricted rat running by inconsiderate drivers.

This latest development connecting to Meadow Way is very unfortunate for the poor residents of that road. Even when it has been proven that Hook Lane and the boundary footpath are favourite haunts of foraging rare and common bats, there are still street lights proposed. This is against the Dark Skies policy of the ANDP - Policy EH10.

Having read through the submission of Aldingbourne Parish Council, I am very concerned about the Footpath that joins Hook Lane and runs along the Southern Boundary of the Site. I refer to the comments from the Parish Council as regards maintaining it as an unlit footpath and NOT converting it to a lit cycleway.

This also relates to the proposed distribution of the Affordable/Social housing on the site. AL/35/26/RES was refused by ADC on the basis that the Affordable Housing was too concentrated. To re-quote the comments from the Officers Report :-

1. By reference to the clustering of affordable housing along the southern edge of the site.' The Officers' Report expressed it as follows:
'There is also concern with the proposed affordable housing which is entirely located along the southern edge in the denser part of the site. The council's policy (backed up by the consultee comments) is clear that large clusters must be avoided, and that affordable housing should be spread through a site. In addition, affordable housing must be visually indistinguishable from market housing. There should also be a mixing of house types to maintain quality levels between tenures'
(Officers Report AL/137/24/RES page 14 of 22).

It seems that the new proposal is almost the same with all the rented and affordable houses concentrated along the Southern boundary and very close to Hook Lane (12 right in the South West corner with another 6 further along the footpath boundary edge.)

This is completely unfair both to the residents in Hook Lane and to the social integration of the new estate. If this appalling layout is allowed to stand then the residents of Hook Lane can look forward to much disruptive anti-social behaviour originating from the footpath link onto Hook Lane. The fact that the Affordable Housing is immediately adjacent to the footpath AND Hook Lane is very worrying for us because our house is directly opposite the exit of this footpath onto Hook Lane. Why have the majority of the Affordable Houses been located right in the corner immediately close to Hook Lane ? Have the planners no idea of the consequences for existing local residents who have a right to maintenance of their peace and quiet ? The traffic can be bad enough but it is only at peak times. Anti-social behaviour from youths or intoxicated people can be any time of day or night and could become a real problem that would be impossible to stop. There have been several reports in the last few years of drug dealing occurring right at the location of the south west corner of the new site. I have noticed suspicious characters loitering in that location several times. This would only get much worse if this distribution of Social Housing is allowed to remain in the corner presently proposed.

There must be a complete re-think of the distribution of the Affordable Housing. It should be spread around the whole site in various locations and this would prevent the formation of a ghetto. It would also help towards some integration between the haves and the have-nots, rather than lumping them all into one corner. That is the worst possible layout and would inevitably result in a ghetto. For us, personally, it could be disastrous.

In summary, ALL of the comments made by the Planning Officer relating to AL/35/26/RES apply equally to the new proposal. Please take note and act accordingly to protect existing and future residents' quality of life.

Flooding:-

The risk of flooding has been comprehensively covered by the Parish Council, but I would also like to add a few points. I would agree with the APC's comments that the Surface Water Drainage Strategy does not comply with ANDP. Policy EH5. Richard Allitt's Report stated :-

3. Groundwater

3.1 The site investigation revealed that groundwater is at a relatively shallow depth which with normal seasonal variation in groundwater levels means that the use of soakaways and infiltration basins would not be feasible.

3.2 The applicants have acknowledged this and have therefore proposed a drainage system comprising a few attenuation (also known as balancing) ponds with a final discharge to local ditches

He also adds the following :-

However, if

the groundwater level did rise to a level where the ditches became filled with water the proposed surface water drainage system would be compromised. It is probable that the current flooding of the A29 and other local areas is linked to groundwater issues.

3.4 The application does not take any account of this and particularly how the site would be adequately drained during periods when there are high groundwater levels.

This means that existing houses surrounding the site (including ours) are potentially at much greater risk of flooding. We are already in a very marginal area with quite high flooding risks due to high Groundwater levels and a very flat terrain. Is it fair that our houses should be put at risk just because a developer wants to make a few £Million ? No-one will compensate us if the worst should happen because it is impossible to prove culpability in court even if it is obvious what the cause is. In any case one would have to sue the Government which is not feasible.

Blocking of any potential future access from the site onto Hook Lane

The final point I wish to make is concerning the South West corner of the site which has a long corridor reaching over to Hook Lane.

There is no clear gate or wall shown across this end and there could be a risk that there might be a future proposal to allow traffic access onto Hook Lane from the new estate. There could also be illegal access if the pathway was wide enough for a vehicle.

The plans should clearly show fixed bollards or a wall across this end to prevent any idea of allowing traffic from the site any access to Hook Lane. Hook Lane is already overloaded

with local and rat running traffic. Any more would destroy what is left, plus this is a notorious blind bend. Please ensure it is permanently blocked off.

Regards,

Ms Elaine Sturgess

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 26 June 2026 08:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: REP LETTER

Please upload as rep letter for AL/35/26/RES

Thanks

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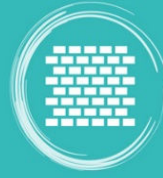
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From: Mike Turner [REDACTED]

Sent: 25 June 2026 17:53

To: Amber Willard <Amber.Willard@arun.gov.uk>

Subject: Re: Missing attachment for Aldingbourne Parish Council

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Name :- Ms E. M. Sturgess

Address:- Laburnums, Hook Lane, Aldingbourne, W. Sussex, PO20 3TE

[REDACTED]

Letter follows:-