

Emily Harris
7 Ide Crescent
Aldingbourne
PO20 3AJ

Your Ref: OWPC23783
Our Ref: AL/51/19/PL 05-06-2019
Please ask for:
Mr S Davis

29th July 2019

Dear Sir/Madam

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

Demolition of the existing dwelling & erection of 3 No 2-bed, 3 No 3-bed & 4 No 4-bed dwellings, access, landscaping & associated works.

Springfield and land to rear Hook Lane Aldingbourne

Thank you for your internet representation made on 26th July 2019 which has been recorded as '**an objection**' with the comments as follows:

- The land is outside the designated 'Development area'*
- Impact on traffic to the area. The traffic assessment for the application does not consider existing or other proposed users of the road (including the development opposite the furlongs) and no assessment has been made of the capacity of the road network in Hook Lane or beyond, so it is not clear whether the road is already at capacity for traffic movements.*
- The local school is already over subscribed, going over 30 children in classes due to 'Fair Access' for children who have moved into the catchment area.*
- Further concerns raised in consultation documents regarding drainage and flood risk, which has potential to impact on the residents of Ide Crescent.*
- Our privacy would be hugely impacted by the removal of the majority of trees bordering the proposed development.*
- Impact on wildlife due to the removal of trees, concerns as follows;*
- Drawing LLD1680-01 shows that construction work is proposed in root protection areas of several trees to be retained (including laying of hard standing and structures that will require foundations). What protecting measures are to be put in place to protect roots?*
- Drawing LLD1680-01 shows significant tree survey works to certain trees being retained, which will cause loss of over half the canopy. This extent of surgery may cause the trees to die. It is recommended that reduced levels of pruning are carried out on these trees, or that work within the RPA of retained trees is avoided.*
- The preliminary ecological report makes no reference to the several hazel trees / coppice bordering the site that could provide suitable habitat for dormice. It is recommended that dormouse surveys are completed and mitigation undertaken where necessary (particularly given the number of dormouse records in close proximity to the site).*
- Whilst the ecology survey does not identify the trees bordering the site as potential bat roosts, the trees and scrub are likely to provide an important green corridor for foraging and commuting for a range of species.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control

Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning