

Ian Macdonald
3 IDE CRESCENT
ALDINGBOURNE
Chichester
West Sussex
PO20 3AJ

Your Ref: OWPC23823
Our Ref: AL/51/19/PL 05-06-2019
Please ask for:
Mr S Davis

30th 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 29th July 2019 which has been recorded as **'an objection'** with the comments as follows:

- Our property is located on the northern edge of the proposed development and low lying. The foundations are much deeper than normal due to the amount of underground water in this location. The area forms part of the Lidsey Catchment Area as confirmed by Laura Gibbons (Engineer-Drainage ADC) in her e mail of 22/7/19 highlights these issues that require serious consideration as they directly affect our property.*
- The application hasn't shown how the developers will address the surface water drainage issues with the knowledge of the High Ground Water Levels in this area.*
- There is a Culvert/Watercourse on the northern edge of the proposed development that is directly opposite the front of our house and 5 metres from our property. This seems to be very close to Plots 3/4 and garages of the properties. Proposals appear to be to build within 3 metres of the culvert which Laura Gibbons has advised in her e mail must not happen?*
- What considerations have been made for fencing to separate the proposed development from The Furlongs which is an un-adopted area by the council with costs to maintain the site paid by the residents. Plot 3 will be located directly in the front of our property and looking at the Proposed Block Plan SK01 and Elevation Plan SK08 both the lounge window and the kitchen window will look directly into our house affecting our privacy. We would like either trees to remain in situ to block this line of sight or the windows to be behind a suitable fence for the property.*
- Removal of trees/tree canopy and hedgerows is concentrated on the northern edge of the development. We have read the Arboricultural Impact Assessment Report and it advised the removal of 23 trees (esp on the Northern Boundary) to accommodate the development. This will radically change the look/feel of the tree canopy in the area as well as affecting wildlife here which includes bats that we know use the area as a corridor if not also to roost within.*
- Our legal docs for our property confirm the location of Bat and Bird boxes by our developer in the trees on the Northern Boundary of the development that are also designated for removal.*
- The large number of trees being removed from the Northern Boundary adjacent to the Culvert will not only have a detrimental visual affect, but also affect local wildlife including Bats, Dormice and reptiles (newts are present as we have found 2 in the boundary of our property) but could also affect groundwater levels which would change once the trees are removed. This could also affect the ground underneath houses and the road in Ide Crescent due to shrinkage. The developers should reconsider their proposals for this area with a view to retaining more of the trees to address these issues.*
- In Liz Annals (Chichester District Council Wildlife and Ecology) e mail of the 10/7/19 she advises the area is known for the presence of Bats and hedgerows must be retained,*

infilled with a 5-metre buffer. There are numerous hedgerows on the northern edge of the development as stated in the Arboricultural Impact Assessment Report (point 2.2 within the report). Liz Annals has advised a 5-metre buffer strip must be in place around these hedgerows. Looking at the Proposed Block Plan SK01 it seems the location of Plots 3/4 along with their garages are within 5 metres of the hedgerows in this location and therefore within the buffer zone?

-We know there is a strip of land the separates' the Northern Boundary from The Furlongs development and believe that some of the trees and hedgerows on this boundary are located within this strip of land, not within the land of the proposed development site. We would like clarification on this and an updated tree plan with the strip of land shown to be clear where the trees/hedgerows are located

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