

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 October 2020 12:24
To: Planning Scanning
Subject: FW: OBJECTION BY ALDINGBOURNE PARISH COUNCIL RE AL/64/20/PL - Springfields, Hook Lane

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Save the environment - think before you print.

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 09 October 2020 10:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: OBJECTION BY ALDINGBOURNE PARISH COUNCIL RE AL/64/20/PL - Springfields, Hook Lane

Parish Council Objection

From: Lindy Nash [REDACTED]
Sent: 09 October 2020 08:00
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: OBJECTION BY ALDINGBOURNE PARISH COUNCIL RE AL/64/20/PL - Springfields, Hook Lane

Good morning Simon,

Further to our recent email exchanges, please note the following objections on behalf of Aldingbourne Parish Council (APC) re Application AL/64/20/PL.

This Council continues to strongly object to this application on the grounds previously noted under related Applications AL/27/20/PL and AL/51/19/PL, our objections to which are restated below (shown in italics).

We recognise this resubmission application AL/64/20/PL may have responded on some arboriculture matters. However, there still appears to be no bat survey.

Fundamentally however, this Council notes once again that it believes that it has more than delivered on the target housing numbers required for this community and remains vehemently opposed to this application as it erodes yet more undeveloped land within our Parish and places yet more pressure on the infrastructure (roads, schools, doctors surgery etc) which are already significantly overburdened.

As noted previously, we are currently seeking additional planning advice to refine our terms for objecting, the outcome of which will be shared with you within the next few days (and well before your proposed decision date of by 23/10/20). This Council therefore seeks the right to submit additional evidence in support of its objections should further issues come to light prior to a decision; and trusts this will be appropriately considered in your decision process regarding this application which would have a material impact on the Aldingbourne community should it be granted permission to proceed.

OBJECTION RE AL/27/20/PL

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 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.

OBJECTION RE AL/51/19/PL

The objections that my Council wish to log are as follows - this proposed development is:

- outside the BUAB*
- 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 subject to flooding (photo evidence to follow)*
- not supported by sufficient investment in road and 'service provision' infrastructure*
- subject to a revised road layout at the entrance from the A29 in to Hook Lane which introduces a 'ghost' lane by the shop - this is a layout which this Authority continues to have grave reservations about.*

Overall this authority is extremely concerned that this application is being considered individually when it should be looked at from an overview strategic perspective, taking in to account all the

development proposals in the area.

Furthermore, the APC would once again reiterate that we believe we have already more than met the 70+ houses required under the most recent housing delivery target for this area, and therefore continue to strongly object to application AL/51/19/PL.

Kind regards,

Lindy Nash
Clerk, RFO and Project Officer
For Aldingbourne Parish Council

