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Our Ref:

L/ADC.201009/EB

Your Ref:

Project No:

APC/1680

9th October 2020

Dear Mr Davis

Springfield, Hook Lane, Aldingbourne, PO20 3TE

Application reference AL/64/20/PL: Demolition of the existing dwelling and construction of 9 houses including access, landscaping and associated works

These comments are submitted on behalf of my client, Aldingbourne Parish Council (APC). As you will be aware, the Parish Council is strongly opposed to development on this site.

This is the third application for development on this site in just over a year. The first application for 10 dwellings (reference AL/51/19/PL) was refused on the 27th March 2020 on the grounds of overdevelopment of the site which will result in unacceptable harm/felling of trees of high amenity value and associated harm to biodiversity habitats. The scheme also failed to comply with the parking requirements set out in the Arun Parking Standards Supplementary Planning Document.

A second application (reference AL/27/20/PL) was submitted on the 20th March 2020 and validated a month later. In an attempt to overcome objections to the original application, one of the 2 bedroomed dwellings was removed from the scheme. On 26th June 2020, this was similarly refused on the grounds of overdevelopment and harm to existing trees of high amenity value.

Having commenced appeal proceedings in respect of both of these applications, the applicant submitted a further application for 9 dwellings on the site in August 2020. This application is currently being determined by the Council and it is to this application to which these comments relate.

As made clear in representations submitted on the previous applications, APC object to the principle of development in this location. Significant development is proposed to the east of the village, making it more important to prevent development encroaching into the countryside to the west. The character and appearance of Hook Lane currently has a semi-rural feel, providing the transition to the open countryside, which would be adversely affected by the proposed development.

The proposed development does not represent good urban design and is contrary to the established grain of development along Hook Lane, having an adverse impact on local character. The local planning authority has concluded on two occasions that the proposals represent over development and there has been no material change in this application to conclude any differently.

The requirement to meet the adopted parking standards has resulted in a layout that is dominated by parking, with the frontage of most plots taken up by parking. This is contrary to paragraph 127 of the

NPPF which requires local planning authorities among other things to ensure that developments are visually attractive, and paragraph 130 which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. It is also contrary to adopted Local Plan Policy D SP1 which requires developments to reflect the characteristics of the site and local area in their layout, landscaping, density, scale, massing, character, finish and architectural details and Aldingbourne Neighbourhood Development Plan (ANDP) Policy H1.

As is typical with backland development, the proposals lack connections to the surrounding area with the layout being neither permeable nor legible contrary to Local Plan Policy DM1.

The submitted ecology enhancement plan suggests that the existing boundary planting along the northern boundary will be reinforced and an area of rough grassland included. As these areas will be private gardens, it is unclear how the suggested ecological enhancements will be enforced.

The gardens are predominantly north facing and include the canopy of a number of mature trees leading to pressure to remove further trees, in addition to the mature trees already proposed for removal to facilitate the development.

It is clear that the proposal has been designed to accommodate the maximum amount of development on the site, rather than what the site is capable of accommodating in terms of good design. As a result, the site is over developed and the scheme is out of character with the surrounding area. The local planning authority previously concluded that this scheme was unacceptable on the grounds of over development, and there is nothing in this new application to suggest anything to the contrary. Aldingbourne Parish Council therefore strongly objects to the proposed development.

Yours sincerely



Emma Barnett
Director