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Save the environment - think before you print.

From: Daun Johnson <Daun.Johnson@arun.gov.uk>

Sent: 13 November 2020 11:59

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Planning Comments - [REDACTED] - AL/79/20/OUT

Daun Johnson

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From: Louise Shaw <[REDACTED]>

Sent: 13 November 2020 11:58

To: Planning <Planning@arun.gov.uk>

Cc: Lindy Nash <[REDACTED]>

Subject: Planning Comments - [REDACTED] - AL/79/20/OUT

Good Afternoon

I do apologies for the collective email, however I do not have access to the planning applications and do not know who I should be addressing the Parish Council comments too.

I am new the West Sussex Council systems. Please would it be possible to put the comments on the planning system. Our Clerk is currently off sick for the next few weeks. Hopefully by then we shall be up and running and know how to do it correctly.

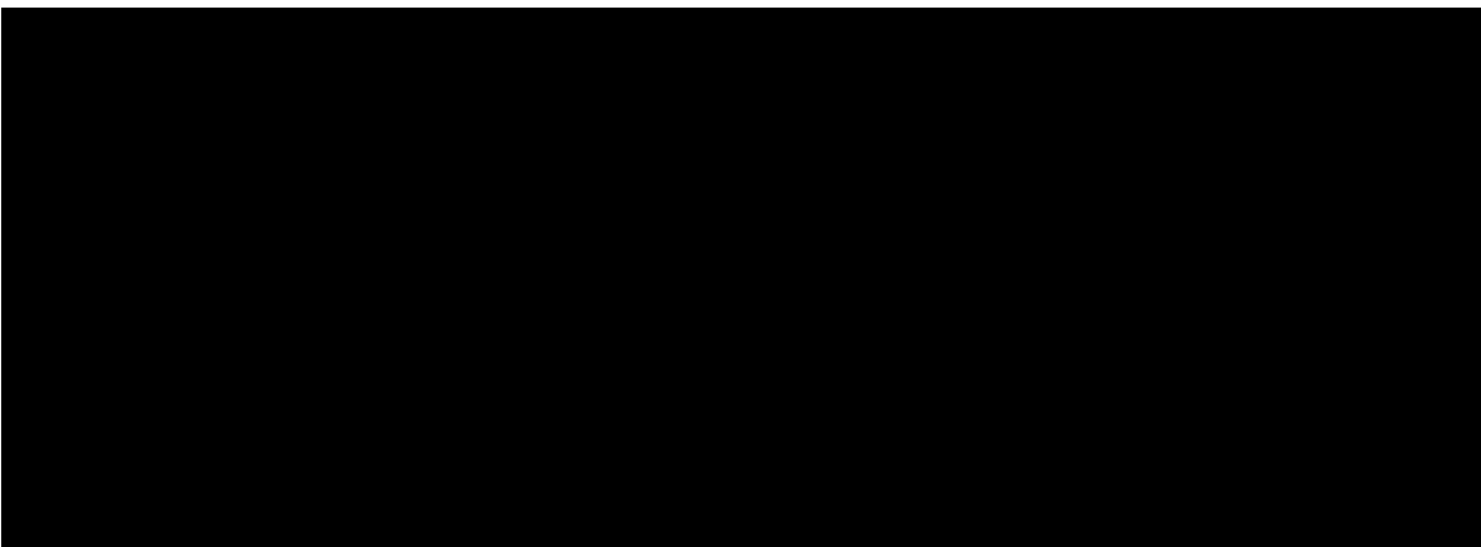
I really do appreciate your assistance in this matter.

Please do let me know if there is anything further you need from us,

Kind Regards

Louise

Please find below the comments for three planning applications:



AL/79/20/OUT Location: Land to West of Hook Lane, Hook Lane, Westergate
Proposal: Outline planning application with some matters reserved (Layout, Scale, Appearance and Landscaping are to be determined as reserved matters) for the construction of 10 no. dwellings & the creation of a new vehicular & pedestrian access on the Hook Lane. This application is a Departure from the Development Plan.

Decision: Aldingbourne Parish Council raise their UNANIMOUS objections on the following grounds.

- The proposed development lies outside the Built Up Area identified for Aldingbourne within the adopted Arun District Local Plan (LP) and the made Aldingbourne Neighbourhood Plan (NP) and, in the absence of any justification for the development outside the built up area, would therefore be contrary to current Policies. Moreover, the NP is undergoing a Review wherein the Parish has identified other more suitable sites to meet its housing allocation that provide the much needed affordable housing which the present proposal fails to secure.(Policies CSP1 and EH1)
- The development would result in the loss of a valuable green space which contributes to the transition between the built up area and the more rural character beyond - with the consequence that it would harm the character and appearance of the area.
- The development lies with 12Km of the Cocking Tunnel SAC (European designation) and requires evidence to establish that the relevant species of bat are

not affected. no evidence has been produced to determine that the development would not have a harmful impact on the protected species of bats.

The Parish Council has commissioned its own survey of bat species using the biodiversity corridors in the parish, including this area, and is advised that no development should take place within 50 m of the biodiversity corridor. This independent report is available on the evidence base for the NP.

Table 12 shows that the following bats were identified from audio recording during Transect 5 – Hook Lane B on 29 July 2020:

Barbastelle 2,
Myotis sp. 2
Noctule 1
Common pipistrelle 106
Soprano pipistrelle 56
Brown long-eared 3
Total number of bat passes 170

The Parish Council does not support the Comments of Arun/Chichester's Environmental Officer. The Officer has not visited the site, seems unaware of the existence of the biodiversity corridors within the parish linking the South Downs NP and coast, as identified in the NP, and of their use by foraging and commuting bats, in particular Barbastelle Bats, which are among the rarest bats in the UK, and Noctule, which are among the rarer bats.

- The development would materially increase vehicular movements along a narrow country lane (Hook Lane) where the traffic speeds and volume of traffic is already excessive. As a result, not only is the lane incapable of accommodating any further traffic but the increase would lead to conditions that would have serious implications for highway safety.
- Contrary to the supporting information the site is not sustainable. There are no shop facilities at Woodgate. Occupiers of the proposed development would have to travel some distance to access shopping and other commercial facilities and, thus, the proposal does not constitute a sustainable form of development and, so, be contrary to local and national policies seeking to ensure that development proposal meet suitability objectives.
- The development would be located within an area where the existing drainage is wholly incapable of supporting the proposed number of dwellings. The Parish Council objects to the SUDS scheme releasing water into local watercourses which forms part of the biodiversity corridor A previous development in this area 2 years ago resulted in water being pumped into local watercourses during construction, which flooded the school playing field, rendering it unusable.
- APC would request that housing applications should only be submitted as full applications to enable the Council to ensure that it is able to fully assess their impact on the Parish.