



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

17th November 2020

clerk to APC
64 Worcester Rd Chichester
PO19 5EB

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: AL/79/20/OUT
Site Address: Land to West of Hook Lane Hook Lane Westergate PO20 3TE
Description of works: 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 to Hook Lane. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 13th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31365

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 sustainability 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.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their

permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.