

From: Simon Davis
Sent: 19 November 2020 14:50
To: Planning Scanning
Subject: FW: AL/79/20/OUT - Land to West of Hook Lane.

Application Correspondence

Simon J Davis MRTPI
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From: Simon Davis
Sent: 19 November 2020 14:49
To: [REDACTED]
Subject: AL/79/20/OUT - Land to West of Hook Lane.

Dear Jeremy,

Please see below some initial issues:

WSCC Highways Response – need to demonstrate maximum achievable visibility splays from both new bellmouth access and new crossover; amend site access plan to include extent of footway currently in the vicinity and show extent of footway tie-in proposed, along with clarification of west-east crossing points proposed across Hook Lane; and Stage 1 RSA and accompanying Designers Response as per GG119 format (table F4 & F5).

Please also note that this site is liable for CIL so S.106 can only be used for affordable housing and on-site mitigation. Therefore, it would not be able to secure the tactile paving crossing points through S.106 (with no guarantee that they would then be secured through CIL). The same would be true of any pavement if outside the red edge.

Note that WSCC refer to a shop within 800m but Aldingbourne PC say there is none. My understanding is that the post office/shop at the corner of Hook Lane/Westergate Street is currently closed due to Covid but should reopen in the future.

Archaeology Response – notwithstanding that the response advises that a condition should be imposed, please note that this site lies in an archaeological notification area and Arun Local Plan (ALP) policy HER DM6 requires either a desk based archaeological assessment or field survey to be provided prior to determination.

Other policy requirements –

This site is within the Lidsey Treatment Works Catchment Area and **ALP policy W DM3** states that in such cases a Drainage Impact Assessment must be provided prior to determination.

ALP Policy QE DM3 states that all major development proposals will be required to assess the likely impacts of the development on air quality and mitigate any negative impacts.

ALP Policy SO DM1 (also note policy EH3 of the NP) states that development will not be permitted unless:

- d. The applicant has submitted sustainability and options appraisals, mitigation measures, and a soil resources plan for the development site;
- e. Site appraisal documents submitted by the applicant must demonstrate that consideration has been given to DEFRA's Soil Strategy for England;
- f. The productivity of the land is demonstrated using a methodology for assessing gross margins as contained in the Arun Soils and Agricultural Land Assessment Report (30); and
- g. The applicant has submitted a comprehensive soil resources plan for the development site which demonstrates that care will be taken to preserve the soil resource, such that it can be incorporated into a Productive Green Environment following development.

Please note that the David Wilson Homes site on the opposite side of the road was surveyed as being grade 2 agricultural land.

We also require that you provide a response to the **National Design Guide**, in particular how the proposals responds to the ten characteristics of beautiful, enduring and successful places.

The site is within 12km of the Singleton and Cocking Tunnels Special Area of Conservation. **Policy SD10 of the South Downs National Park Local Plan** states that development proposals on greenfield sites or in close proximity to woodlands and hedgerows should ensure that key features (foraging habitat and commuting routes) are retained.

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Please note that failure to respond to these policies would not necessarily result in refusal as a balancing exercise will need to take place and we will need to assess this against the NPPF presumption in favour of SD due to the HLS situation. However, all policy conflicts have to be reported in the officer report and as this may need to go before Committee, it may be in your interest to seek to resolve some or all of these prior to determination.

Lastly, do you have any photos of the site? I may not be able to visit for some time and it would be helpful if you have any, to get copies. However, please note that we have to put these on the public website and make it clear they have come from the agent. You may wish to block out any faces, reg plates or other personal information.

Kind Regards

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