

Davina Bowley

From: Amanda Scholes on behalf of Planning.Responses
Sent: 26 November 2020 08:30
To: Planning Scanning
Subject: FW: Planning Application AL/79/20/OUT

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Save the environment - think before you print.

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 25 November 2020 16:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Application AL/79/20/OUT

Objection Letter

From: Mike Turner <[REDACTED]>
Sent: 25 November 2020 16:28
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Application AL/79/20/OUT

Your Reference :- AL/79/20/OUT

Dear Mr Davis,

I am writing to you to object strongly to the above Planning Application to build 10 more houses on a site in Hook Lane, Aldingbourne, West Sussex.

This lane has had a huge increase in new buildings over the last 3 years. Prior to about 3 years ago there were about 74 houses in the entire length of Hook Lane, which is a 1,000 year old drover's route to Chichester for cattle.

It was never designed for fast moving modern vehicles and consequently there are 5 completely blind bends in Hook Lane, totally unsuitable for the recent over doubling in traffic loads. It is also used as a rat run by non local traffic, many of whom do not respect and are not aware of the dangerous bends with no pavements for the many dog walkers and pedestrians and runners who use the lane as well. The original attraction of Hook Lane as a pleasant place to walk and exercise is almost destroyed now, due to the recent vast increase in new buildings and consequent extra traffic.

The David Wilson Homes estate consists of 79 houses and this empties traffic onto Hook Lane instead of onto a main road which should have been the case if the planners had done a proper job. As a further insult to common sense, the Barnside application was also allowed and now Metis Homes are building 14 extra new houses which also empty onto Hook Lane. There is a current Planning Application at Springfield in Hook Lane for 10 houses(not yet granted) and now this new one for 10 houses. This would mean 4 exits for traffic into Hook Lane within a whole stretch of a hundred yards . This means, that should this all go ahead the total number of houses in Hook Lane would have increased by 150% in about 3 years. How can this be fair to the residents of a rural lane, when there are great numbers of brownfield sites around as well as other sites in your land bank ? The traffic load potentially could also increase by 150% in 3 years with consequent increase in pollution, noise and damage to the sensitive ecology.

The Aldingbourne Neighbourhood Development Plan (ANDP) is now almost completed after its latest update and this Application(AL/79/20/OUT) is an attempt to jump the ANDP before it has passed Reg 15. The proposed location for these 10 houses is outside the Built Up Area Boundary (BUAB) as defined by Arun DC as well as defined in the latest ANDP. It would be further unwelcome encroachment into the countryside when there are plenty of alternative locations within the BUAB. As regards ecology, a recent bat survey has just been completed for the Aldingbourne Parish Council and this demonstrated that Hook Lane and its environs is part of the foraging and feeding area for the internationally recognised bat colonies in the Slindon and Cocking Tunnels. Hook Lane is within their foraging range of 12 Km, and the survey demonstrated that many different species use the Hook Lane hedgerows and tree lines in their night foraging. The extra number of houses recently forced upon Hook Lane has already done some damage no doubt, but the prospect of even more could well tip things over the edge into collapse of the existing delicate ecological balance that parts of Hook Lane already represent.

Another issue which is very important is the effect more houses will have on the flood risk to existing properties. I have noticed that within the last couple of months, when there has been some heavy rain, the flooding on the roadway in Hook Lane seems to be more than it used to be. Having lived here for 23 years I am competent to comment on the fact. It is not imagined. The locations where water always used to accumulate have much more water visible now after rain than before the extra house building. This is to be expected as you must be aware, since this is a flood plain with very poor drainage and much clay underground. The recent massive extra house building inevitably has displaced water due to the new foundations, plus the huge increase in tarmac and paving and roofs, instead of a grassy field. The question is, - how much more water displacement can Hook Lane take ? Who is going to compensate existing home owners when their homes flood (when they have never flooded before). Probably someone will suggest that it is due to Climate Change which sounds very plausible but will be untrue.

In conclusion, it should be obvious to any planner that Hook Lane has already been massively over developed with over 100% increase in houses and traffic within the last 3 years. The carriageway is also completely unsuitable for the existing traffic load. It is dangerous and has 5 blind bends with barely enough width for 2 cars to pass. There are also deep ditches to catch the unwary in some sections. The road is partially collapsed along some edges, with large potholes.

To suggest that there is capacity for even more traffic and houses is not within the bounds of common sense. It is also completely unfair and without consideration to the present long term residents of Hook Lane who have surely suffered enough already.

For all of the above reasons I urge you and the Planning Department of Arun DC to reject this application.

Yours faithfully,

M. R. Turner



