



Arun District Council
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19th January 2021

Louise Shaw
C/o Aldingbourne Parish Council

Dear Sir/Madam,

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

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 18th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32982

Cont....The Council objects to the application on the following grounds: The Council has already submitted detailed objections to application AL/79/20/OUT on 13.11.20. 4)The development would materially increase vehicular movements along a narrow country lane (Hook Lane) where the traffic speeds & volume are already excessive. As a result, not only is the lane incapable of any further traffic but an increase would lead to conditions that would have serious implications for highway safety. 5)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, other commercial facilities. The proposal does not constitute a sustainable form of development and is contrary to local and national policies seeking to ensure that development proposal meet suitability objectives. 6) 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. 7)The Council requests 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. Council would wish to add the following objection to be registered: 8) The Parish Council disputes the statement that there would be a net gain to biodiversity resulting from this development. Given that only a Phase I Survey has been undertaken, there is no firm evidence available to support such a supposition. No decision on this issue should be carried out until further detailed investigations & firm supporting evidence is received to enable the District Council to make a properly informed decision.

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 including your name and address 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.