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From: Daun Johnson <Daun.Johnson@arun.gov.uk>
Sent: 05 February 2021 07:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AL/79/20/OUT - Planning Objection

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Save the environment - think before you print.

From: Alan Dickson [REDACTED]
Sent: 04 February 2021 21:26

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

Subject: AL/79/20/OUT - Planning Objection

To whom it may concern,

Application No: AL/79/20/OUT

Site Address: Land to west of Hook Lane, Westergate, PO20 3TE

We oppose the above planning application for the following reasons:

1. We have lived in the area for 9 years and have recently moved to Summer Close. We regularly use Hook Lane as walkers, cyclists and drivers. We have seen Hook Lane deteriorate dramatically over the years due to the increased car traffic from the increased housing throughout the area, in particular the new developments. Hook Lane is a dangerous road for all those that use it due to the volume of traffic, the poor maintenance, the flooding and the blind corners. Hook Lane has not been maintained and this development will further add to the deterioration.
2. Hook Lane is a country lane and it will be unable to support any further increases in traffic. It cannot cope as it is. The road is narrow and in very poor condition due to the existing volume of traffic. Substantial parts of the hedgerows along Hook Lane have not been maintained for many years resulting in single file traffic only access and dangerous blind spots. There are deep ditches, and traffic accidents have occurred on the road (vehicles have gone into the deep ditches). There is limited, and poorly maintained, pathways, which combined with the poor road conditions and volume of traffic makes the road dangerous. Hook Lane is used by walkers, horse riders and cyclists as well as car users, the addition of increased traffic and heavy site vehicles will increase the levels of risk and danger in the use of the road for all residents and non-residents alike.
3. Due to the Woodgate train crossing, there are often traffic jams going up Hook Lane when the crossing is down. Increased traffic from this development will only make this problem worse.
4. The site which is proposed to be developed is outside the agreed Arun District Local Plan and the Aldingbourne Neighbourhood Plan. These are plans you must adhere to.
5. Our property will be significantly overlooked by any new development. This will significantly impact our right to privacy as the new development will be looking into our bedroom windows, kitchen, family room and garden. The development will impact on our right to light as it will cast a shadow across our garden and this will affect our enjoyment of using our garden.
6. The noise from the building of the new development will have a significant impact on our lives. We have a young family who will have sleep disrupted. We both work from home, and the development will make it feel as though we are living and working in a building site for many months if not years. The noise will be a significant nuisance and noise levels of drilling, grinding and anything else building related will be unbearable whilst living here and trying to raise a family. We anticipate increased levels of pollution from building works also entering our garden and home, whilst construction takes place.
7. The amount of green areas and vegetation in the local area have been dramatically reduced over recent years due to the volume of properties already built, and there are more developments proposed to be built within the Arun District Local Development Plan.
8. The proposed development will further eradicate wildlife corridors, which will have a detrimental effect to wildlife. We are aware of protected species in the area, such as the Great Crested Newt, which will be severely impacted by this development. Our garden is frequently visited by wildlife, especially the Great Crested Newt, and the proposed development will significantly impact this. From our property we can see and hear a lot of wildlife, including ducks which use the field on which the proposed development is to be

built. Any such development will destroy their habitat. We have also seen and heard bats in the area, which again will be impacted or eradicated due to this development.

9. Access to the development will require the removal of mature and dense hedgerows, affecting the local wildlife and further reducing the vegetation in the local area.

10. The development will affect flood risks to the existing properties. We have already witnessed a large amount of water in the area which does not drain. This is not only a flood risk, but results in dangerous driving conditions on Hook Lane and the roads adjacent.

11. The local school will have to find more space and funding to support the influx of new residents, which it will struggle or fail to do based on the amount of developments which have already completed in the area.

12. The doctors surgery, which is clearly not able to cope with the current number of residents in the area, based on our own experience of trying to make appointments, will not be able to cope with the further strain placed upon it by this development.

13. There are currently no shopping facilities in the area. Occupiers of the proposed development would have to travel some distance to access shopping.

14. Any traffic monitoring which takes place now, during a national lockdown when we have been instructed to not leave our homes unless essential journeys, will not give a true and honest picture as to the volume of traffic which uses Hook Lane when not in the middle of a global pandemic. We do not understand how any traffic monitoring could take place now, and produce meaningful and realistic results.

15. The proposed development offers nothing to the area, other than the eradication of more wildlife including protected species, more traffic to an already over-capacitated road, further flooding risks, nuisance, noise and pollution from construction traffic and increased reduction in greenspace and vegetation.

Yours faithfully,

Alan and Katarzyna Dickson

11 Summer Close, Aldingbourne, Chichester, PO20 3BB