

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

7th September 2016

Dear Mr Davis,

Objection to planning application AL/83/16/OUT

As you will be aware I strongly objected to the previous outline planning application of this site, and I believe that the points I raised previously are still valid. The main reason for the refusal of the application for 14 houses was on the grounds that it constituted an unsatisfactory form of development and an over intensive use of the site which would adversely affect the existing low density and semi-rural character of Hook Lane, which is still the case for this new proposal.

Further reasons for objection:

1. The proposed development is outside the settlement boundary and is a departure from the Arun Development plan (ADP) and Aldingbourne Neighbourhood Plan (ANP). Not only this, I have concerns that it also conflicts with the Arun Policy of protecting the countryside. It seems extraordinary to have these plans in place if they are subsequently going to be ignored.
2. Concerns over the traffic on the already overburdened Hook Lane. The 8 houses proposed on this site would generate about 32 extra car movements in any one day assuming that 2 people are car owners from each house. Hook lane, as I am sure you realise, is a rural lane where passing of two cars in certain pinch points become an issue, leading to accidents. Putting more cars on this stressed road will likely lead to more accidents and as there are no pavements the safety issue is of concern as well
3. Additional pressure on overburdened services in the parish, like the doctors surgery that was designed for 7000 patients but is already oversubscribed by 4000. Why should existing residents suffer further?
4. Flood risk: the conversion of this green field site to hard standing will increase the run off and therefore the flood risk in Hook lane, which is prone to flooding already and as such conflicts with both ADP and the Arun Local Plan (ALP) on flood management.

5. This proposed development conflicts with the Neighbourhood Plan policy H 6 (iii) as it does not offer access to a range of transport modes and NDP Policy EH 3 which supports the protection of green fields.

6. Both the Arun Plan (policy Gen 3) and the NPlan at EH 7.3 are in place to safeguard countryside. The field contains rare wildlife, including Great Crested newts and bats, as confirmed in the environmental survey. I cannot express enough how important it is maintain and protect agricultural and green land use so as to protect the rural nature of the parish and the biodiversity within it. (NPPF 10,11 ADC Policy gen 2).

I hope that you will take mine, and I am sure other objections from residents in the Parish, which are supported strongly by policy documents to prevent any further development in Hook lane.

I would appreciate it if you could let me know when a decision has been made.

Yours sincerely

Kate Trenam

1, The Oaks, Hook Lane

Aldingbourne, Chichester

West Sussex PO20 3TE