

Bronte Welham

From: Tracey Headley-Smith on behalf of Planning.Responses
Sent: 22 September 2016 09:19
To: Planning Scanning
Subject: FW: Objection to AL/83/16/OUT
Attachments: Barnside-Objection-mrt-83.pdf

Please upload as rep letter inc attachments

Regards
Tracey

From: Simon Davis
Sent: 21 September 2016 09:43
To: Planning.Responses
Subject: FW: Objection to AL/83/16/OUT

Objection.

Kind Regards

Simon J Davis BA (Hons) DipTc MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

[Redacted]
Sent: 21 September 2016 08:28
To: Simon Davis
Subject: Objection to AL/83/16/OUT

Dear Mr Davis,

Please find attached a letter of Objection to the new Application for Outline planning permission for 8 houses in the field next to Barnside, Hook Lane.

Please would you acknowledge receipt of this email and the attached pdf letter, by your own return email.

Yours sincerely,

M. Turner

16/09/2016

Mr Simon Davis (Case Officer)
Arun Civic Centre
Littlehampton

Ref:- AL/83/16/OUT - (at Barnside, Hook Lane, Aldingbourne)

Dear Mr Davis,

I am objecting to the above Application for 8 houses in the field next to Barnside.

Although this is a lesser number of houses than AL/8/16/OUT, the total number and the density, particularly along the road side is much greater than the existing density and character of this part of Hook Lane.

Also, 3 of the 8 houses are situated in the back land of the site, some distance from the road. Again, this is not in keeping with the character of the houses built along Hook Lane. This development proposal is very intrusive to the countryside particularly the 3 houses that are in the back land of the site.

The "Ecological Mitigation" field which is the title given to the area that is now devoid of houses could just as easily take 3 or more houses at the very high density of the fronting houses, should a further planning application be made in the future. This is a permanent threat into the future, i.e. that even more houses could be added if permission was granted for the initial 8 houses.

Aldingbourne Parish was originally required to build **30 houses** for the 20 year Local Plan period. Thanks to speculative developers there is now planning permission for **347 houses**, which is over **11 times** that number, which means the **30** required by Arun Council + **317 extra** houses in this one Parish. We do not need any more houses, **none of which will be designed to serve any local need.** (Arun DC will not apply its Affordable Housing Policy because this application is for less than 10 dwellings).

This is not in an area designated for Strategic Housing in the emerging Arun Local Plan and therefore no speculative development in this area should be allowed. The Arun Local Plan is proposing between 2,000 and 3,000 houses in a location to the East of the A29 quite close by Hook Lane, so there is certainly no need for any more houses in this area at all.

The Aldingbourne Neighbourhood Development Plan (ANDP) has recently been passed by the Examiner so now has legal status. The development is contrary to Policies H1 and H3 of the ANDP. The proposal is outside the Settlement Boundary and a departure from the Arun Development Plan (GEN 2) and ANDP Policy EH1.

It is also contrary to Policy GEN 7 of the Arun District Local Plan (2003).

ANDP Policy EH3 supports protection of Green Fields and is based upon NPPF 3 and 11 conservation policies. Although, the EA believes otherwise, we as local residents know that Hook Lane is very prone to flooding and any large scale development involving large amounts of tarmac concrete and house roofs can only result in increasing the flood risk to all properties in the lane , both new and old. ANDP Policy EH5.6 requires any potential developer to show that the local flood risk will not increase.

The sustainability aspect of this site conflicts with ANDP Policy H6(iii) since there is no access to a range of Transport modes. The bus service is around 80 minute frequency and stops in the early evening. The bus stop is much too far from the site for convenient use. The only obvious means of transport is by car, especially in winter or at night. No-one would want to walk along the unlit Hook Lane to the bus stop ! The Doctor's surgery requires a car or taxi to visit. It is heavily oversubscribed by 4,000 patients.

Around 40 extra car movements daily would result from 8 new houses which would further overload the Hook Lane junctions at either end, both of which are difficult and potentially quite dangerous.

I am aware that WSCC does not agree with my view that Hook Lane cannot take much more traffic, but they do not live in Hook Lane and use the junctions as I do. Their opinion in my view is in serious error and will result in major traffic problems should any large scale development in Hook Lane actually go ahead.

The proposal for 79 houses on the other side of Hook Lane to Barnside has an entrance almost directly opposite to the proposed entrance to the Barnside site. This is also potentially hazardous and will cause traffic conflict on a narrow country lane.

Finally, I wish to point out that Arun's own Policy Gen 3 as well as the Aldingbourne NDP Policy EH7.3 seeks to safeguard the countryside. The field in question is undoubtedly a part of that green countryside and is immediately adjacent to open farmland. To allow such an urban style, high density development of housing completely out of character with the rest of Hook Lane and right next to open farmland would surely conflict with those policies. When you consider again how this also would conflict with the obvious bio-diversity that exists at present on this site, then it would be an extremely damaging development if allowed to go ahead.

Reference NPPF 10,11 and Arun DC Policy Gen 2.

Because of all of the above points as well as the reasons that Arun District Council gave for refusal of the earlier 14 house Application from Whitgift Estates, I urge the Council to refuse this Application.

Yours sincerely,

M. R. Turner