



Ashington Parish Council

Planning Committee Meeting

Minutes of Ashington Parish Council Planning Committee Meeting held at 7.30pm on Wednesday 16th April 2014

Present: Councillors B Norton, R. Brennan, K Wood & M Woolley

Members of the public: 4

Declarations of Interest: None

Apologies received from: Councillors N Carver (personal), J Gichovi-Elias (personal), T Kearney (holiday), D. Harbour (personal) & Parish Clerk K Dare (holiday)

Public Adjournment

Proposed development of 30-50 homes on land north of Martins Farm, London Road

Strong objection on grounds of:

- severe mains drainage issues; both options proposed are seen as unworkable; a link to London Road (Alicia Avenue) would put more pressure on a sewer that passes through 2 pumping stations and already floods on the recreation ground; a link to the waste water site would mean a new sewer from north to south the entire length of the village
- Martins Farm (adjacent and south of site) already experiences surface flooding (photos available)
- the site would involve building over a natural surface water drainage area
- pumping station for foul water is on boundary of Martins Farm and close to house; would cause a nuisance; intrusive, visibility, noise, smells
- at some times in the year the balancing pond is likely to have stagnant water causing health issues; mosquitos etc
- there is no footpath link to the village; affecting safety and sustainability
- the bend in London Road by the site already has visibility problems with the potential for accidents
- site has no natural boundary to the north; so would encourage further ribbon spread
- the site rises in height, and so would affect the amenity value of neighbours and of the village in general
- inadequate school facilities for more children
- no healthcare in the village and Storrington surgeries already overloaded
- impact on setting of a listed building (Ashington House has a 32 acre setting)

The Chairman thanked local residents for their comments

Planning applications

DC/14/0613 Single storey extensions to front and rear – 5 Brookside
The Council has no objections

Amendments None

Correspondence

Proposed development of 30-50 homes on land north of Martins Farm,
London Road - Pre-application consultation

At the request of the proposed developers, the PC had listened to the proposed plan for development from a representative of the developers at its April 3rd meeting, and now discussed the proposal with a view to giving non-binding pre application feedback to the developers.

The Chairman reminded the meeting that the PC had supported a number of development proposals over recent years, resulting in nearly 60 new homes being progressed, including some 20 affordable homes; this represented an uplift of some 5% in the housing stock in the village.

Further, HDC's SHLAA and the PC had already identified sites for at least a further 50 homes, using a mix of brownfield sites and land abutting the BUAB. In total this would provide an uplift of about 10%, which Councillors felt was a fair target for a Category 2 settlement.

In this context the need for greenfield sites outside, and not abutting, the BUAB was felt to be extremely limited.

On the specific proposal before the meeting, Councillors believed that many of the points raised in connection with application DC/14/0162 discussed at the March 6th PC meeting were relevant to this proposal, and therefore felt that an appropriate feedback would include:

- Ashington is a Category 2 settlement, and the limited infrastructure means development is allowed only in exceptional circumstances
- it is outside the BUAB and does not even abut the BUAB
- it would thus be a satellite development not linked to the village
- it is a greenfield site, and the PC believes significant development is available within the BUAB and on brownfield sites
- there is no footpath link to the village; thus reducing sustainability of a large site
- it is close to the site of an approved petrol station, fuel yard and country store, with associated noise, light pollution, traffic etc, which makes this site unsuitable for residential development
- HDC's Strategic Housing Land Availability Assessment (SHLAA) Report has identified other sites more suitable for development
- its proximity to a number of Listed buildings
- its proximity to the A24, with associated noise and pollution makes the site unsuited to residential development

- the potential for this site to be the catalyst for further development north of the village is seen as undesirable whilst alternative areas that better retain the shape of the village, and avoiding ribbon development, are available

In addition, Councillors felt that all the points raised by members of the public were valid planning comments, and should therefore be included with Councillors' comments in feedback to the developer.

In summary, at this stage, and with the facts provided, the PC is likely to strongly object to this specific proposal, and indeed to object to any development on this site.

Meeting finished at 8.15pm

Signed.....

Date.....