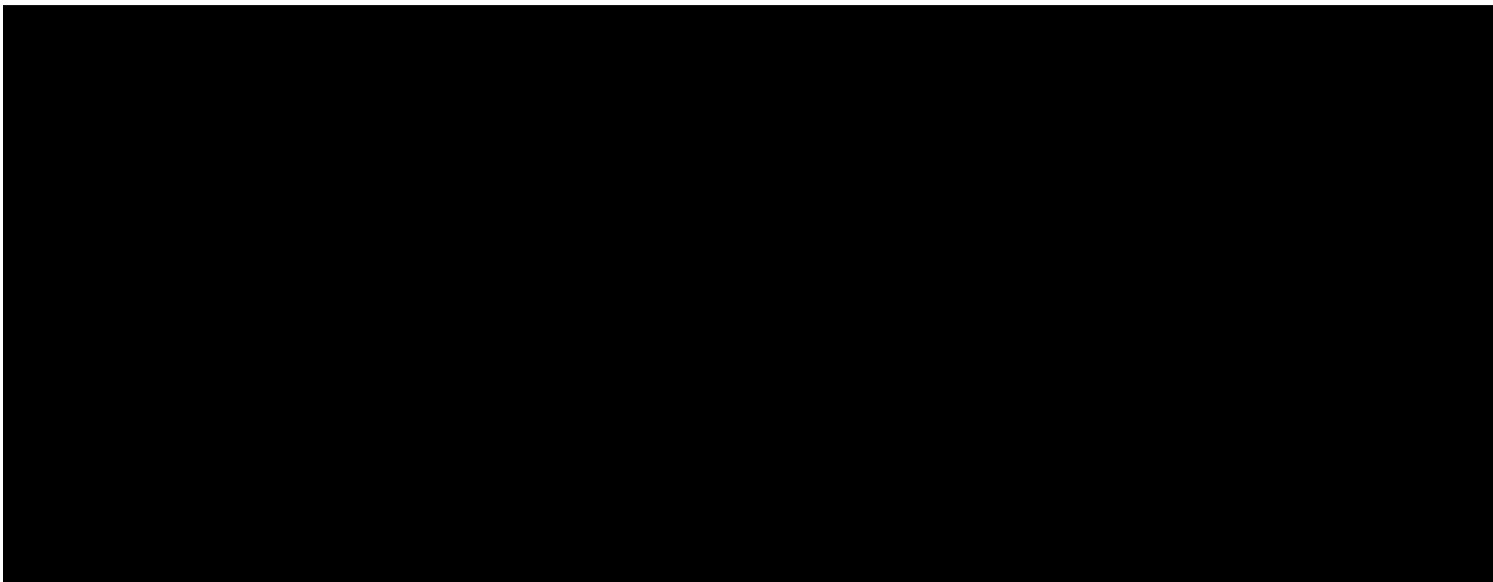
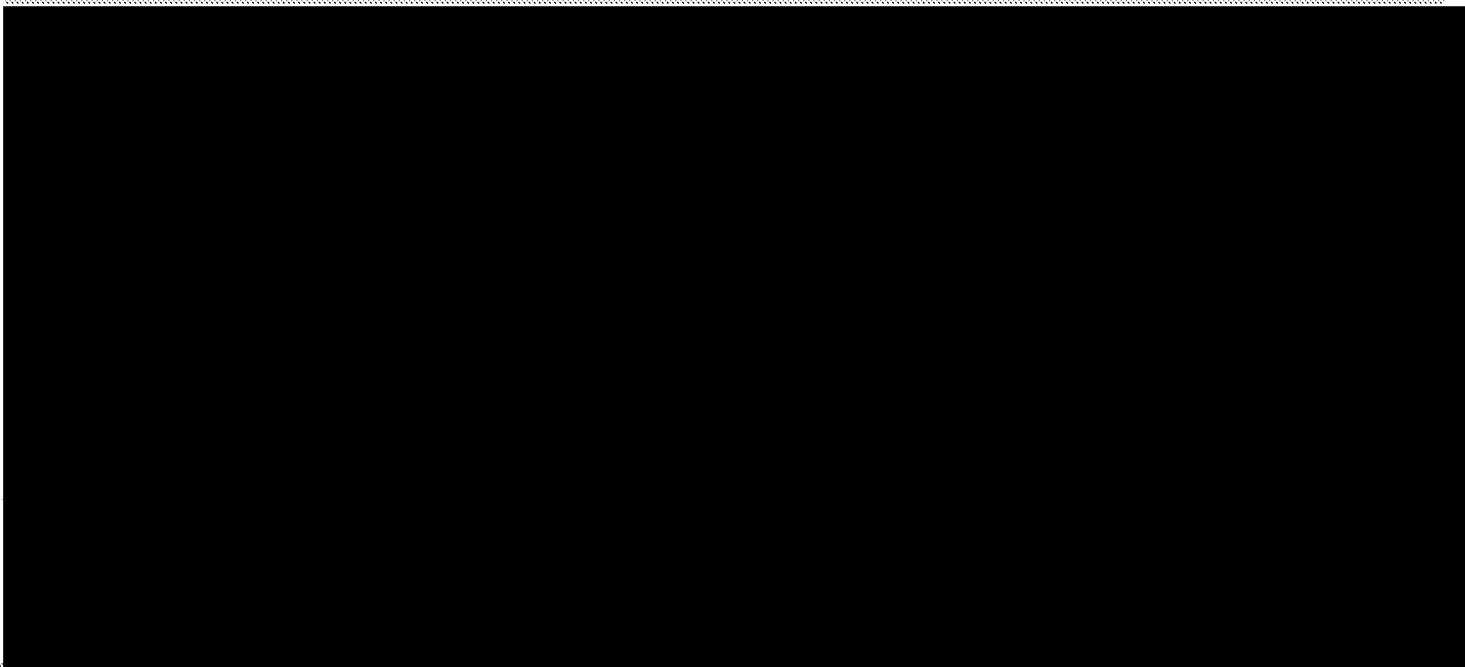


From: Aldingbourne Parish [REDACTED]
Sent: 11 April 2017 11:57
To: Lucy Harding
Cc: Keith Ballard; Sue Foott; Martin Beaton; Cathy + Dan Turner
Subject: Re: AL/107/16 RES Land west of Westergate St and east of Hook Lane

Dear Lucy

Please see below further comments by APC regarding this application. The applicant has not taken into account the Parish Council's original objections.

The substitute documents recently submitted to Arun District Council do not include any updates which address the objections previously raised by the Parish Council. The substitute plans and documents have been produced in relation to an application for discharge of conditions (AL/11/17/DOC) and in the process this information has superseded earlier document revisions submitted under application AL/107/16/RES.

We consider that these document revisions have already been made the subject of a new application under (AL/11/17/DOC) and have also been provided under the reserved matters application (AL/107/16/RES) for consistency.

Density

With regards to to maximum density of dwellings that the site can support, the viewpoint would be that this is difficult to quantify as it is subjective in nature as set out in the sub text to ADC's new local plan (the eALP) Policy D SP1 which states *'built density of a piece of land can be expressed in terms of plot ratio; units or habitable rooms per hectare; site coverage plus the number of floors or a maximum building height; or a combination of these.'*

Policy D SP1 does not set a minimum or maximum density but emphasises for density to be **'sympathetic to the surrounding area'**:

'The density of proposals should be sympathetic to the site and its surroundings. Within large sites the density should vary to guard against uniformity.'

Taking into consideration the density of the surrounding area it is clear that the Proposed Development, which has a density of 34 dph, is in conflict with Policy DSP 1 of the eALP and Policy H3 of the Aldingbourne Neighbourhood Development Plan (ANDP). Given that both of these policies relate to the supply of housing they can be considered 'out of date' as set out at paragraph 49 of the NPPF. Despite this, they can still be afforded significant or even 'substantial weight' in the determination of planning applications (as was the case in respect of the recent Yapton Appeal Decision).

The absence of a drainage scheme to support this density must also be considered. The Parish Council has already submitted its comments regarding the original scheme and the substitute drainage scheme.

There is now a site office on site. Please could you confirm that the only work currently being undertaken on site is as per your schedule of conditions.

Thank you

Joanne Brown

On Mon, Apr 3, 2017 at 12:11 PM, Lucy Harding <Lucy.Harding@arun.gov.uk> wrote:

Many thanks Joanne,

It is intended to take the application for determination to April's planning committee (26/04/2017) and your comments will be taken into consideration by my report.

Kind regards,

Lucy

[Lucy Harding](#) BA, MSc | Principal Planning Officer, Strategic Development, [Arun District Council](#) | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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



Save the environment - think before you print.

From: Aldingbourne Parish

Sent: 03 April 2017 12:08

To: Lucy Harding

Cc: Martin Beaton; Cathy + Dan Turner

Subject: AL/107/16 RES Land west of Westergate St and east of Hook Lane

Dear Lucy

Please see attached comments from the Parish Council's drainage consultant. It would appear the applicant has still not submitted a drainage scheme that is fit for purpose despite a second attempt.

Paul Cann also has a copy of the letter. Please take all the points that Richard Allitt makes into consideration in particular the conditions that he recommends.

At this stage Aldingbourne Parish Council continues to object to the drainage proposals as submitted. No construction should be allowed until a satisfactory scheme is submitted.

Please ensure the Parish Council is consulted should the applicant change the drainage proposals again.

Kind Regards

Joanne Brown

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Mrs Joanne Brown, ACIS

Clerk to Aldingbourne Parish Council



<http://www.arun.gov.uk>

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Mrs Joanne Brown, ACIS

Clerk to Aldingbourne Parish Council

