



Arun District Council
Arun Civic Centre
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14th February 2022

Aldingbourne Parish Council
Aldingbourne Community Sports Centre
Olivers Meadow
Westergate
Chichester
PO20 3YA

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: AL/141/21/RES
Site Address: Land North of Lee's Yard Lidsey Road Woodgate PO20 3SU
Description of works: Approval of reserved matters following outline planning permission AL/21/20/OUT for the approval of the appearance, layout, scale and landscaping for 5 No 4-bed dwellings, 14 No 3-bed dwellings & 19 No 2-bed dwellings. This site is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 14th February 2022 which has been recorded as an objection with the comments as follows:

OWQC44339

We note the revised plans for land north of Lees yard and would comment that we object to the layout of the development and are disappointed that the Community Land Trust has not been consulted on the revised plans. They were involved in the development of the original designs and should be fully engaged in moving forward, given that they will receive some of the properties. The Parish Council expects the CLT to have the same arrangements under the original section 106 agreement. No other arrangement will be acceptable to the Parish Council.

In terms of the design, whilst we can see that the efficient road layout has allowed more community space this has resulted in less effective community space. The original concept was to create a village feel to the design, not yet another standard building site, through locating the community space at the centre of the development.

Moving the open space to the entrance is not conducive to creating a community space. It has cars entering and exiting the site, possibly at speed and we do not see this being a safe space for families and particularly children, particularly compared to the original plans.

We are surprised at the number of detached properties considering that the housing provision is all affordable.

There appear to be two large trees that are lost or threatened on the northern part of the site.

One property - C3H10 - appears to be located in the surface water flooding zone

In addition, we do not think that the multiple car parking spaces placed adjacent to the properties are practical:

In addition, the parking areas located roadside along the northern road creates a very urban feel for the site in this location.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>