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10th February 2025

Paul & Jeanette Treagus  
The Paddock  
Lidsey Road  
Woodgate  
PO20 3SU

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto: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/143/24/RES  
Site Address: Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU  
Description of works: Approval of reserved matters following outline consent AL/129/21/OUT for 95 No residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure and works. This application is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 10th February 2025 which has been recorded as an objection with the comments as follows:

OWPC74242

This application will cause a loss of privacy for us and our neighbour's, and also a loss in the value of our property.

The positioning of a 3 storey building plot: 77/82 will overlook our garden and property being a bungalow on every aspect.

Item 5.02 in this application states Consideration of existing properties surrounding the site.

How is any of our concerns consideration by the developers?

Placing a 3 storey block so that it overlooks the 2 existing properties is not acceptable.

Why couldn't this be put further over in the development away from existing properties.

Also shows communal bins alongside our boundary fence, we will have constant noise and smells.

The plans show a footpath running alongside our driveway, which exits at the end of the drive. This will mean a lot of pedestrians and cyclists making it dangerous for us to join and exit the A29.

We already have queueing traffic stretching back to Salt Box roundabout from the south, Barnham from the east, Fontwell and Nyton from the north. It takes 35 mins to travel 2 miles during peak times. So adding another 95 houses will make this worse and as well as extra Pollution.

There have been numerous accidents and near misses caused by motorists refusing to wait in the queueing traffic. And driving on the wrong side of the road.

At present this is a Dark Sky area, we have in our garden and across the development site a large amount of Bats, adding street lights will cause light pollution to our property. The 2 nearby Wings developments have no street lighting, WHY is this development any different.

After prolong rain this proposed site has large areas under water, where will all this water go, ditches and

culverts surrounding the site are already filled with flood water.

We have never been flooded, but have no doubt that if this goes ahead we will.

Same as if connecting 95 properties to the existing sewers which was only ever designed for 9 properties.

Japanese Knott weed is present at the North end of this site, which has been reported to Hanbury Homes and application AL/129/21/OUT

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 including your name and address 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to [planning@arun.gov.uk](mailto:planning@arun.gov.uk) and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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>