

Mr S Davis  
Planning Officer  
Arun District Council  
Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF

13 February 2025

Dear Mr Davis

**AL/143/24/RES - 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.**

I am writing with reference to the above reserved matters application to advise that Aldingbourne Parish Council objects as it has previously on AL/129/21/OUT on the basis that the Aldingbourne Neighbourhood Plan (ANP) policies as listed below have still not been met:-

ANP Policy EH1 states that proposals for development of land located to the west of Westergate and outside of the BUAB will not be supported and would comment as follows:-

ANP Policy EH1 point (i) – the scale of development must be proportionate to the housing supply shortfall and local housing needs of the parish; the parish has already met its housing requirements and therefore this development is still not supported.

ANP Policy EH1 (ii) – the development will protect the local landscape character and wider setting of the SDNPA and support the Dark Skies Policy. There is no mitigation in place for the Dark Skies Policy and there are concerns on the street lighting proposals.

ANP Policy EH1 (iii) – the proposal is sensitively designed and located and respects the character and build heritage of neighbouring settlements. – we feel this is development is out of proportion in size and character to its neighbours that are predominantly bungalows.

ANP Policy EH1 (vi) & EH5 Surface Water Management – there should be no unacceptable environmental, amenity or traffic implications including an increased risk of groundwater flooding. The parish council supports the objection of WSCC on its water drainage response in the absence of an acceptable Flood Risk Assessment and Drainage Strategy and supports Southern Water on its response that there is insufficient information that has been provided for foul water drainage despite the information provided.

ANP Policy EH7 – Renewable and Low Carbon Energy – reference to this is missing and has not been addressed as details on the inclusion of EV charging points requires further information.

### **ANP Policy GA1 – Promoting sustainable movement**

The policy requires that new developments will be supported only when they are located in places accessible to community transport or actively contribute to the promotion of sustainable movement. It is the opinion of this parish council that this development must not be considered to be "sustainable" or "promoting sustainable movement", as any one of the basic needs arising from the occupation of the planned dwellings could be satisfied only in conjunction with additional car trips, adding further pressure to an already strained transport network, and increasing the levels of air pollution.

### **ANP Policy EH12 – Protection of Bat Habitats and Ecology**

The site is within the vicinity of the Singleton and Cocking SAC and along with the Ecology response believe that the provision for bats has not been addressed as the reports are now out of date and there should be more information on ecological enhancement features.

### **Affordable Housing**

There has been no consultation with the Community Land Trust on the provision of affordable housing with a view to reserving some homes on the site for local people. Aldingbourne Parish Council supports the inclusion of affordable housing but is concerned that plots 77-82 particularly are overlooking bungalows and are in contravention of EH1 (iii) that the development should be sensitively designed.

### **Lidsey Water Treatment Plant**

We note that the Lidsey Water Treatment Plant is not due to be upgraded until some point in the future, despite it already having been agreed that it has no further capacity. The parish council would require the upgrade to the Lidsey Pumping Station to be completed ahead of any development commencing.

We are also disappointed that there has been no consultation with the parish council on the open space allocation or the provision of allotments that was previously requested.

Yours sincerely

Marie Singleton  
Parish Clerk/RFO

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**Sent:** 13 February 2025 16:05  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Subject:** RE: Planning Consultation on: AL/143/24/RES

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Dear Simon

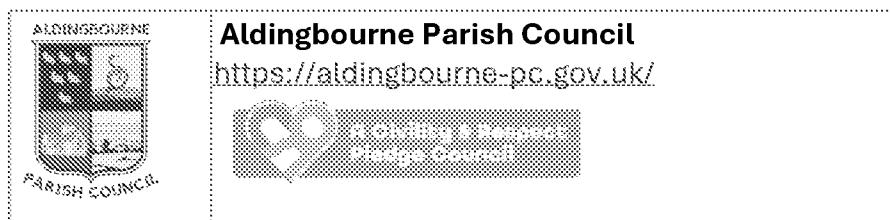
As requested below, please find attached the response from Aldingbourne Parish Council on the above Reserved Matters Application.

Regards

Marie Singleton (Certificate in Local Council Administration – CiLCA)  
Parish Clerk/RFO

Registered Office  
Aldingbourne Parish Council  
C/O Aldingbourne Community Sports Centre  
Olivers Meadow  
Westergate  
Chichester  
West Sussex PO20 3YA

Working Days, Monday, Tuesday and Thursday



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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) <[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)>  
**Sent:** 14 January 2025 10:03  
**To:** Clerk [REDACTED]  
**Subject:** Planning Consultation on: AL/143/24/RES

To: Aldingbourne Parish Council

#### NOTIFICATION FROM ARUN DISTRICT COUNCIL

**The Town & Country Planning Act 1990 (as amended)**  
**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6 - Article 25 Representations by Parish/Town Councils**

#### Approval of Reserved Matters Following Outline Approval

**Application No:** AL/143/24/RES

**Registered:** 14th January 2025

**Site Address:** Land adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU

**Grid Reference:** 493764 103833

**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.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 13th February 2025 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

**Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.**

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:<https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: [Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)

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