

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 – Land adjacent to Woodgate Nurseries, Lidsey Road, Aldingbourne.

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) polices 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 H3 - Housing density

The policy states that 'the density of new housing development shall be appropriate to its location by virtue of size, siting and relationship to existing properties'. The parish council is particularly concerned that the **three-storey** building at plots 77-82 contravenes this policy and is out of scale with neighbouring homes, which are predominantly bungalows. Indeed, in the entire parish there are almost no buildings of this height. The parish council strongly supports affordable housing, but requests that this building is limited to two storeys only.

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 as explained above 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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From: Clerk [REDACTED]
Sent: 17 February 2025 17:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AL/143/24/RES - Land Adjacent to Woodgate Nurseries

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Hi Simon

Further to Cllr Katherine Jarman's telephone conversation with yourself on Friday, as mentioned we have updated our submission on the above and a copy is attached.

I would be grateful if you could replace this on your portal with the one previously submitted 13.02.25.

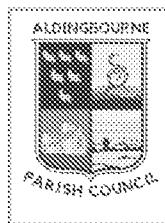
Regards

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

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