



From: Daun Johnson on behalf of Planning.Responses
Sent: 29 June 2026 14:18
To: Planning Scanning
Subject: FW: Planning Application AL/35/26/RES
Attachments: Objection to Planning Application AL3526RES.pdf

Please upload email and attachment to AL/35/26/OUT, planning, rep

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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 26 June 2026 16:41
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Subject: FW: Planning Application AL/35/26/RES

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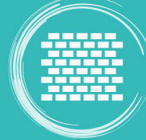
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From: Charles R Thomas 
Sent: 25 June 2026 18:49
To: Planning <Planning@arun.gov.uk>
Subject: Planning Application AL/35/26/RES

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Dear Planning Team

Please find attached my formal objection to Reserved Matters planning application AL/35/26/RES relating to Land to the Rear of Meadow Way, Westergate.

I confirm that I have already logged my objection via the Ocella webpage, and I respectfully request that this attached representation is also accepted as part of my formal objection and taken into account in the determination of this application.

My submission has been prepared following a review of the application documents, consultation responses, the Planning Inspector's Appeal Decision (APP/C3810/W/24/3356352), and the relevant provisions of the Arun Local Plan, the Aldingbourne Neighbourhood Development Plan and the National Planning Policy Framework.

I would be grateful if you could acknowledge receipt of this email and confirm that my representation has been recorded against planning application AL/35/26/RES.

Thank you for your time and consideration.

Yours sincerely,

Charles R Thomas

Sent from my iPhone

Objection to Planning Application AL/35/26/RES

Reserved Matters Application pursuant to Outline Permission AL/178/22/OUT

Land to the Rear of Meadow Way, Westergate

35 Hasler Grove

Aldingbourne

Chichester

West Sussex

PO20 3AN

25 June 2026

For the attention of Ms. Amber Willard

I am a local resident of Aldingbourne and wish to object to Reserved Matters application **AL/35/26/RES**.

I acknowledge that outline planning permission **AL/178/22/OUT** established the principle of residential development on this site. Accordingly, my objection relates only to the Reserved Matters of **appearance, layout, landscaping and scale**, and whether the revised proposal now satisfies the requirements of the Development Plan and the National Planning Policy Framework (NPPF).

The applicant's Planning Statement explains that this application has been prepared specifically to overcome the concerns identified by the Planning Inspector following dismissal of the previous Reserved Matters appeal (**APP/C3810/W/24/3356352**, Appeal Decision dated **23 May 2025**). It states that the revised scheme addresses concerns regarding affordable housing, open space, layout, parking distribution and overall design quality.

However, having reviewed the submitted documents and consultation responses, I remain unconvinced that the revised proposal has adequately overcome the Inspector's findings.

1. The Planning Inspector made clear that the outline permission does not require delivery of 89 dwellings

One of the most important findings within the Appeal Decision is contained within paragraphs **61–63**.

The Inspector stated:

"The outline permission allows the site to be developed for up to 89 houses... However, the outline permission does not specify exactly how this is to be realised or even that this number and height must be achieved. They are merely limits to the permission."

(Planning Inspectorate Appeal Decision APP/C3810/W/24/3356352, paragraphs 61–63)

This is an important planning principle.

The Council is therefore required to determine whether the submitted layout represents the **best form of development**, not simply whether it succeeds in accommodating the maximum number of dwellings.

The applicant's Planning Statement repeatedly refers to amendments made to ensure that all **89 dwellings** can still be delivered. However, the application does not, in my view, demonstrate that retaining the maximum number of dwellings no longer compromises the overall quality of the layout.

This remains relevant to:

- Arun Local Plan Policy D SP1
- Arun Local Plan Policy D DM1
- Arun Local Plan Policy D DM2
- NPPF Chapter 12 (Achieving Well-designed Places)

2. Affordable housing integration remains one of the strongest unresolved issues

The Planning Inspector attached **significant weight** to the previous concentration of affordable housing.

Paragraphs **8–16** of the Appeal Decision conclude that:

- affordable housing remained concentrated along the southern boundary;
- affordable homes were readily distinguishable from market housing;
- larger affordable homes could reasonably have been dispersed further into the development;
- the proposal therefore failed to create the mixed and balanced community required by planning policy.

The Inspector concluded:

"...it could not be described as having been sufficiently dispersed through the site."

and further concluded:

"...This weighs heavily against allowing the proposal."

(Planning Inspectorate Appeal Decision APP/C3810/W/24/3356352, paragraphs 8–16)

The applicant now states that affordable housing has been redistributed and is now tenure blind (Planning Statement, Section 7.7–7.9).

However, the Local Planning Authority should carefully examine the submitted layout rather than simply relying upon this assertion.

In particular, the Council should satisfy itself that the proposal genuinely complies with:

- Arun Local Plan Policy AH SP2
- Aldingbourne Neighbourhood Plan Policy H4

both of which require affordable housing to be visually integrated and dispersed in small clusters rather than concentrated within identifiable parts of the development.

3. The Planning Inspector's concerns regarding open space related to quality rather than quantity

The applicant places considerable emphasis upon the quantity of open space now proposed.

However, the Inspector expressly accepted that the previous proposal exceeded the Council's quantitative standards.

His concern instead related to **where open space was located** and whether it genuinely contributed to the quality of the development.

Paragraphs **25–33** of the Appeal Decision conclude that:

- the development area lacked meaningful usable open space;
- landscaping strips could not properly be regarded as usable public space;
- good design depends not simply upon the amount of open space provided but upon its quality and location.

The Inspector stated:

"...good quality design should not all be about the quantity. It is also about how and where it is provided..."

(Planning Inspectorate Appeal Decision APP/C3810/W/24/3356352, paragraphs 25–33)

Although the Planning Statement explains that central open space has now been introduced (Planning Statement, Sections 4.3–4.5 and 7.13–7.16), the Council should carefully assess whether this genuinely overcomes the Inspector's concerns regarding the quality of the public realm rather than simply increasing the amount of green space.

4. The cumulative design concerns remain highly relevant

The previous appeal was not dismissed because of any single design issue.

Rather, the Inspector concluded that numerous individually modest shortcomings combined to produce an unacceptable overall layout.

These included:

- concentration of built form;
- poor legibility;
- lack of memorable spaces;
- narrow spine road;
- poor integration of affordable housing;
- shortcomings in public realm;
- accessible parking distribution;
- overall sense of place.

(Planning Inspectorate Appeal Decision APP/C3810/W/24/3356352, paragraphs 34–60.)

The Inspector concluded:

"...the scheme falls short of the expectations set out in policy to achieve amongst other things well designed places and mixed and balanced communities."

(Appeal Decision paragraph 77)

The Council should therefore assess the revised proposal as a whole rather than considering each amendment in isolation.

5. Ecology remains unresolved

Unlike the previous appeal, there is now an important unresolved ecological matter.

Arun District Council's Ecology Officer has **not recommended approval**.

Instead, in his consultation response dated **2 June 2026**, he recommends:

"Hold for further information on the Biodiversity Gain Plan."

The consultation further confirms:

- the site lies within the Singleton and Cocking SAC buffer;
- an Appropriate Assessment is required;
- the Biodiversity Gain Plan required under Outline Condition 4 has not yet been submitted.

(Arun District Council Ecology Consultation Response, Jonathan Best MCIEEM, 2 June 2026)

In my view it would be premature to grant Reserved Matters approval before the Council has received and assessed the required Biodiversity Gain Plan.

This is directly relevant to:

- Environment Act 2021
- Arun Local Plan Policy ENV DM5
- NPPF Chapter 15 (Conserving and Enhancing the Natural Environment)

6. Environmental Health has identified outstanding issues

Environmental Health has not raised a full objection but has identified outstanding matters requiring additional mitigation.

Its consultation response dated **18 June 2026** identifies:

- potential residential amenity impacts arising from the Aldingbourne Shooting Club;
- deficiencies within the proposed lighting strategy, particularly affecting Plot 64;
- the need for additional planning conditions before development proceeds.

(Arun District Council Environmental Health Consultation Response, 18 June 2026)

These outstanding technical matters reinforce that important aspects of the detailed design have not yet been fully resolved.

7. Planning balance

The proposal would undoubtedly deliver benefits, including new housing and affordable housing.

However, those benefits were already established when outline planning permission was granted.

The purpose of Reserved Matters approval is to ensure that the detailed design delivers the high-quality development anticipated by the outline consent.

The Planning Inspector concluded that although the previous proposal complied with the outline parameters, its cumulative shortcomings in design, layout and placemaking outweighed the acknowledged benefits.

He concluded:

"...the proposed details of layout, scale, landscaping and appearance would not represent an appropriate response to developing the site."

(Planning Inspectorate Appeal Decision APP/C3810/W/24/3356352, paragraph 79)

The applicant now argues that those shortcomings have been overcome.

Having reviewed the submitted material, I remain unconvinced that this has been demonstrated.

In particular, I consider that:

- affordable housing integration requires careful reassessment against the Inspector's findings;
- the overall quality of the layout and public realm remains fundamental;
- unresolved biodiversity matters identified by the Council's own Ecology Officer should be resolved before any approval is granted; and
- the Council should be fully satisfied that this proposal now delivers the well-designed place required by the Arun Local Plan, the Aldingbourne Neighbourhood Development Plan and the National Planning Policy Framework.

Conclusion

For the reasons set out above, I respectfully request that Arun District Council refuses Reserved Matters application **AL/35/26/RES** unless and until it is satisfied that the applicant has fully overcome the deficiencies identified by the Planning Inspector in Appeal Decision **APP/C3810/W/24/3356352** and demonstrated full compliance with the Development Plan, the National Planning Policy Framework and the conditions attached to outline permission **AL/178/22/OUT**.

The Planning Inspector expressly recognised that a different Reserved Matters scheme for up to 89 dwellings could potentially be acceptable. However, he also made clear that achieving the maximum number of dwellings is not, in itself, sufficient justification for approval. In my view, the evidence currently before the Council does not yet demonstrate that this revised proposal has satisfactorily overcome the principal design concerns that led to dismissal of the previous appeal.