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1st June 2026

Naomi Taylor-Marsh
Chiffchaff Hook Lane
Aldingbourne
West Sussex
PO20 3TE

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/35/26/RES
Site Address: Land rear of Meadow Way Westergate
Description of works: Approval of reserved matters following outline consent AL/178/22/OUT for appearance, landscaping, layout and scale for the construction of 89 No. residential dwellings, together with open space, landscaping and associated infrastructure, with access taken from Meadow Way (resubmission following AL/137/24/RES). This application is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 30th May 2026 which has been recorded as an objection with the comments as follows:

OWPC83752

The affordable rental housing is grouped adjacent to existing quiet bungalows including my own along Hook Lane, these would be better placed at the rear of the site where the surrounding area of fields will be less impacted by the noise pollution.

There is not a single bungalow in the proposed development, completely disregarding the need to be in keeping with the area. Most of the houses in Meadow Way are bungalows/chalets and the adjacent properties in Hook Lane (Garfield, Chiffchaff, Sundew, and Kittenash) are all bungalows. The bungalows along Hook Lane will have their right to light significantly impacted by the introduction of 2 storey houses directly opposite, the properties 50-54 would encroach on our light. Acceptable alternatives would be replacing 50-54 with bungalows or moving some of the green space to that corner so it isn't all grouped in the top right.

It is very concerning that these plans appear to keep potential for a road access to the estate from Hook Lane, while currently blocked by a gate, this very much seems like preparation to petition for road access in the future despite being informed that it wouldn't be approved because Hook Lane is not wide enough to take any extra traffic. It is crucial that this development is permanently blocked for vehicle access from Hook Lane as this would become a cut through route and incredibly dangerous. A pedestrian/cyclist access is perfectly acceptable but it must always remain inaccessible to cars.

I am also concerned about what appears to be a series of breaks in the hedge to link to the public footpath.

This hedge protects a delicate wildlife ecosystem and anything more than a single break would be unnecessarily detrimental to its inhabitants. Additionally, the cut through on the far left goes through just before the footpath onto a private road not owned by Barratt Redrow Homes and would directly impose on the entrance to my neighbour's house. Acceptable alternatives would be running a footpath the whole way along the bottom of the development or having one single opening for footpath access if necessary.

The proposed lighting would violate the Aldingbourne dark skies policy, the shades for bat protection do not have any accompanying measures of effectiveness so the degree of disruption is impossible to calculate. Many of the locals feel passionately about our dark skies policy and keeping light pollution to a minimum.

This area is chosen by many for its nature, green space, quiet atmosphere, and local schools. Our schools are already heavily oversubscribed and without introducing additional infrastructure the area cannot cope with this many extra people. Meadow way is already overflowing with cars at school drop-off/pick-up time and is borderline dangerous, adding more traffic to that will heavily increase congestion and the risk of accidents. This congestion and limited parking is also making it difficult for mobility scooters and prams to navigate the pavements and this issue would be exacerbated.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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 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>