

25th June 2026

Mr M. R. Turner
Laburnums, Hook Lane,
Aldingbourne,
West Sussex
PO20 3TE

Case Officer: Amber Willard
Telephone: 01903 737942
Email: amber.willard@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 24th June 2026 which has been recorded as an objection with the comments as follows:

OWPC84366

Dear Ms Willard,

I am objecting to the above Planning Application for the following reasons :-

There is very little difference between the location of the Affordable/Social Housing on this new application when compared to the previous application. All the Affordable Housing is concentrated along the footpath boundary on the Southern side of the site. We live exactly opposite the exit point of this footpath onto Hook Lane. It is very likely that should this planning application be approved, then there could be an unhealthy concentration of noise disturbances plus bad behaviour along this footpath, which would inevitably spill onto the quiet and rural Hook Lane at this point.

2. There are 4 access points onto this footpath proposed in the new application. This is too many and would only make the problems described above more likely to occur.

3. The combination of the Affordable Housing, the footpath immediately adjacent to ALL the Affordable Housing plus the 4 access points onto the footpath make a perfect recipe for an undesirable result. This could be a concentration of youths along the footpath at any time of day and particularly at night who could cause noise disturbances and bad behaviour which would be disruptive to the peace and tranquility that exists along Hook Lane at this location presently.

The obvious solution to my concerns is to spread or scatter the Affordable Housing at various locations around the site, and NOT just on the edges. This is NOT impossible to do. I am shocked that the present plan was even presented in this form. It is so obvious that the Affordable Housing has just been thrown down next to the footpath, as far away from the rest of the development as possible. What about Community Integration ? All that this plan would achieve is the creation of a ghetto along the southern edge of the site with no chance of integration. The rest of the site would have the style of exclusivity and privilege which could well breed resentment and dissatisfaction among some elements of the Affordable Housing community. Is this what the planners and Arun District Council want ? Dispersal around the site of the Affordable housing would ensure a more diluted effect and prevent undesirable ghettoisation in one section.

4. There is an extension arm on the site plan showing a long strip reaching onto Hook Lane from the South-West corner of the site. This may just be artist's licence on the part of the draftsman drawing the plans, but I would like to know why it is even shown on the site plan. It gives the impression that at some future date there may be a suggestion to make a roadway through to Hook Lane and allow estate residents to drive on and off the site via Hook Lane. This would be a nightmare scenario because already Hook Lane's peace has been disturbed by the existing mass house building together with constant rat running at peak times.

I would request that walls or obvious blocking construction be made on this corner in such a way as to make any future suggestion to open this corner onto Hook Lane a non starter.

Regards,
M. R. Turner

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>