

26th June 2026

Fabiola Thomas
35 Hasler Grove
Alingbourne
Chichester
West Sussex
PO20 3AN

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 25th June 2026 which has been recorded as an objection with the comments as follows:

OWPC84399

I strongly object to application AL/35/26/RES.

This is now the third Reserved Matters application for this site following two previous refusals, including the dismissal of an appeal by the Planning Inspector. The applicant has failed to demonstrate that the fundamental design deficiencies previously identified have been properly addressed.

Whilst outline permission established the principle of development, it did not require that the maximum of 89 dwellings be delivered regardless of design quality. The Planning Inspector was clear that the permission was for up to 89 dwellings. This revised application still appears driven by achieving the maximum housing yield rather than delivering the highest quality development. Arun District Council should not approve a scheme simply because it reaches the maximum number of dwellings if this continues to compromise layout, character and placemaking.

The Inspector's concerns were not minor. They related to the overall quality of the development, including affordable housing distribution, the layout, the quality and location of public open space, legibility, character and the failure to create a genuine sense of place. Despite the applicant's claims, I do not believe the submitted plans demonstrate that these concerns have been satisfactorily resolved.

Affordable housing remains a significant concern. Arun Local Plan Policy AH SP2 requires affordable homes to be integrated throughout developments and to be visually indistinguishable from market housing. The revised proposal still appears to concentrate much of the affordable housing along the southern part of the site rather than creating the mixed and balanced community required by planning policy and previously identified by the Inspector.

I am also extremely concerned that important technical matters remain unresolved.

The Council's own Ecology Officer has recommended that the application be held pending further information because the required Biodiversity Gain Plan has not been submitted and an Appropriate Assessment is required due to the site's proximity to the Singleton and Cocking Special Area of Conservation. It is premature to approve Reserved Matters when the Council's own specialist adviser considers that essential ecological information is still missing.

Environmental Health has also issued a Holding Objection, identifying unresolved concerns regarding noise from the Aldingbourne Shooting Club and unacceptable lighting impacts affecting future residents. These matters reinforce that the proposal is not yet ready for approval.

I fully support the concerns raised by Aldingbourne Parish Council regarding housing density, affordable housing distribution, ecology, sustainable transport, protection of hedgerows and wider infrastructure. It is disappointing that many of the issues identified in previous Officer Reports and by the Planning Inspector remain evident despite this being the third attempt to secure Reserved Matters approval.

The Council should not lower its expectations simply because this is a revised application. The Planning Inspector has already established the standard this development must meet. Until the applicant clearly demonstrates that the previous design failings have been genuinely overcome and all outstanding technical matters have been satisfactorily resolved, this application should be refused.

I respectfully urge Arun District Council to refuse application AL/35/26/RES in its current form.

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>