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From: Katherine Jarman [REDACTED]
Sent: 19 June 2026 17:50
To: Planning <Planning@arun.gov.uk>
Subject: Objection to Reserved Matters application AL/35/26/RES

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Dear Sir/Madam,

I am writing to object to the application AL/35/26/RES, a Reserved Matters application for the site Land to Rear of Meadow Way. I am a resident of Hook Lane, which adjoins the western boundary of the site.

I have carefully read both the current application, and the applicant's two previous Reserved Matters applications for the site, together with the Arun Officer's Reports refusing the first two applications, and the Planning Inspector's dismissal of the appeal against the refusal of the first RM application. I attended the two day appeal hearing for this first application, and was also present at the Aldingbourne Parish Council meeting in January at which the applicants presented their pre-application plans for the current application. This meeting was attended by a large number of residents who voiced numerous concerns about the plans, some of which we thought had been taken on board.

I was therefore disappointed to note when I read the current application that not only had little heed been paid to residents' concerns, but that one of the Planning Inspector's chief reasons for refusal had been ignored. Furthermore, even more sections of the southern boundary long native hedge, which residents had strongly asked to be preserved, now appear to be being removed.

My specific reasons for objecting are as follows:

1 HOUSING DENSITY

As with the two previous RM applications, I still consider that the density of the site inappropriate. As the Arun Case Officer has previously written in his Officer's Report, the fact that consent was given for 'up to' 89 homes does not mean that 89 should be built. The current density is too high and should be reduced, as it contravenes Aldingbourne Neighbourhood Development Plan (ANDP) policy H3, 'Housing Density' (plan 'made' in June 2021, so still in date).

2 CLUSTERING OF AFFORDABLE HOUSING

Despite inappropriate clustering of the affordable housing at the site along the southern boundary having been one of the Planning Inspector's chief reasons for dismissing the appeal against Arun's refusal of the first RM application, and despite residents and the Parish Council having voiced strong objections to this clustering at the January meeting attended by the applicants, the clustering still remains in this new application.

These were the words of the Planning Inspector in his Appeal Decision of 23/5/25 (ref APP/C3810/W/24/3356352):

REASONS

7. I address below the various issues raised in the remaining reason for refusal.

Location of affordable housing [this is the first 'reason' given]

[...]

*16. [...] The clustering of the affordable housing along the southern boundary, as opposed to a more balanced spread through the other parts of the site, would work against the aims of local policies and the Framework in creating mixed and balanced communities. **This weighs heavily against the proposal** [emphasis added].*

I fail to understand why the applicants have not taken heed of such a strong warning by the Inspector.

3 SOUTHERN BOUNDARY HEDGE - PROTECTION OF BIODIVERSITY

I am concerned to note in the new application that the number of breaks in the long southern boundary hedge appears to have been increased from one to three.

In their pre-application meeting with the applicant in January, the Parish Council and residents had stressed the great importance of retaining the integrity of the mature hedge, which comprises numerous native hedge species and sustains a significant amount of wildlife:

- Bats: the hedge has been proven by ecologist surveys commissioned by the Parish to support not just the more common species such as pipistrelle, but also the much rarer barbastelle [Bat Transect Surveys for Aldingbourne Parish Council, Gray Ecology, 2022]. The ecologist states that bats using the hedge for foraging and commuting require long uninterrupted stretches.

Policy EH12 of the Aldingbourne Neighbourhood Plan, 'Protection of Bat Habitats', states:

*"In order to be fully compliant with the Habitats Directive relating to the Singleton and Cocking Tunnels SAC qualifying features, proposals for the development of greenfield sites within the Parish (most of which falls within the SAC's 12km Wider Conservation Area) must evaluate whether there is a potential for the loss of suitable foraging habitat and/or the severance of commuting flight lines, such as in the form of mature treelines, hedgerows and watercourses. **If so, such features must be preserved unless surveys demonstrate that they are not used by Barbastelle, Bechstein or other bats linked with nearby roosting sites [emphasis added]**".*

In addition, residents, including Parish Councillors, have regularly observed in the hedge or on the adjacent footpath (WSCC 299) the following species:

- Stag beetles (male and female): a globally threatened species, protected under the Wildlife and Countryside Act 1981 and listed as a priority species for conservation in the UK Biodiversity Action Plan
- Slow-worms: the previous applicants' own ecology surveys established a population on the site of 20 adults and 6 juveniles, with individuals recently seen on the footpath adjacent to the hedge
- Songbirds: the hedge sustains a large number of songbirds, which use it for both nesting and shelter.

In addition to contravening ANDP policy EH12 as above, increasing the number of breaks in the hedge contravenes ANDP policies EH6 (Protection of Trees and Hedgerows), and EH2 (Green Infrastructure and Ecosystem Services).

I object to the increase in the number of breaks in the hedge, and request that the previous single break, in order to access the footpath, be restored.

For all of the reasons above, I object to the new Reserved Matters application.

Yours sincerely,

Katherine Jarman

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