



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

24th July 2020

Lindy Nash
C/O 64 Worcester Road
Chichester
West Sussex
PO19 5EB

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AL/46/20/PL
Site Address: Wings Nursery Lidsey Road Woodgate PO20 3SU
Description of works: Demolition of Wings House & the erection of 81 No. replacement dwellings (80 net new dwellings), access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 23rd July 2020 which has been recorded as an objection with the comments as follows:

OWPC28596

Aldingbourne Parish Council had approved the Wings Site for 51 houses as part of its Neighbourhood Plan to accommodate part of its housing allocation. The expansion of the development by Southern Housing was promoted on the basis that it would be principally affordable housing with the ABE Community Land Trust having first refusal on affordable housing stock. The affordable housing has been reduced to 30%, so this appears on the face of it to be simply another commercial development, and the legal arrangements for providing housing for people with a local connection, in compliance with the AiRS paper on SEC 106 agreements, need to be clarified.

What is proposed is a significant expansion of the housing development, creating overdevelopment of the site. The standard and quality of design is poor, the site is cramped and building style fails to reflect local character. A significant increase in traffic movement will be generated, over and above the original application, causing congestion around the road junctions on and off the A29.

The biodiversity research carried out by Aldingbourne Parish Council this summer emphasises the presence of a number of bat species in the parish, whose roosting, commuting and foraging sites are being prejudiced by cumulative developments, the removal of mature trees and the intrusion of lighting. This has emphasized the importance of the dark skies policy of the original and revised Aldingbourne Neighbourhood Development Plan (EH1 and EH1 2019), which must be observed. No street lighting or external flood lighting can be permitted at this site.

The ecological report does not mention the Cocking Tunnels Special Area of Conservation (SAC) so it is unclear whether or not the measures proposed have taken that into account, nor has the report identified which bats are present and, specifically, it is not demonstrated that the site is not used by barbastelle bats.

There is no provision for a financial contribution towards the Aldingbourne Community Sports Centre redevelopment. This is a clearly stated aspiration in the ANDP. All developers are expected to contribute towards this because the 40 year old facilities need expansion and redesign to accommodate activities for new residents.

The development is unsustainable as it fails to demonstrate any social or community benefits.

Aldingbourne Parish Council also note and support the findings by the Highways Authority, which further highlights the density of the site being too much, in that it is creating vehicular movements and parking issues on the development. WSCC have concluded their report with a list of recommendations requiring additional information before considering the proposal further and this Council would also support that way forward.

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 on the website. 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.