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27th August 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/49/20/PL
Site Address: Byfields & Nightingale Cottage Nyton Road Westergate PO20 3US
Description of works: Demolition of 2 No existing dwellings & erection of 7 No. dwellings (1 being the replacement of Nightingale Cottage) with associated parking, bin store, alterations to the existing access & extension of the existing footway. This application part affects the setting of a Grade II Listed Building.

Thank you for your internet representation made on 25th August 2020 which has been recorded as an objection with the comments as follows:

OWPC29231

Aldingbourne Parish Council objects to the above mentioned application on the following grounds:

- it is outside the Built Up Area Boundary and therefore contravenes policy EH1 of the current Aldingbourne Neighbourhood Plan (ANP)
- the proposed design fails to respect 'the local character and location' and is therefore contrary to the ANP Quality of Design Policy H1
- the proposed design contravenes ANP Policy EH2, particularly given that part of the site falls within the 12km buffer re Singleton and Cocking Tunnels Special Area of Conservation. This authority is extremely concerned that such proposed development represents significant threat to the foraging habitat and commuting flight lines of these protected species, and
- the proposal seeks to remove/replace flint walls which is contrary to ANP Policy EH11.

For these reasons, Aldingbourne Parish Council is strongly opposed to this application.

The above represents this authorities initial response. However, it reserves the right to submit additional supporting information should further significant factors come to light prior to a decision being taken with respect to this application.

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.