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12th September 2024

Maureen Chaffe
14 Templesheen Road
PO22 6JB

Case Officer: Leanne Richardson

Telephone:

Email: leanne.richardson@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: AL/89/24/OUT

Site Address: Land at Woodgate Nurseries Lidsey Road Woodgate

Description of works: Outline planning with all matters reserved (except access) for the demolition of existing redundant nursery buildings and other structures and erection of a residential development of with up to 130 No. dwellings, informal and formal public open space, landscaping, drainage, and other associated works. This application may be a Departure from the Development Plan.

Thank you for your internet representation made on 12th September 2024 which has been recorded as an objection with the comments as follows:

OWPC70030

The LPA cannot approve this application as it is contrary to Paragraph 14 of the NPPF.

Paragraph 14 applies when paragraph 11(d) also applies.

Para 11(d) states that "Plans and decisions should apply a presumption in favour of sustainable development. ...For decision-taking this means:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date.

Footnote 8 to paragraph 11(d) states that policies most relevant to housing applications will be "out-of-date" if a local planning authority does not have a 5-year supply
As ADC cannot demonstrate a 5 year land supply para 11(d) does not apply.

The next test is whether or not paras 14(a) and 14(b) will apply.

Para 14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

a) the neighbourhood plan became part of the development plan five years or less before the date on which

the decision is made;

and b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68).

Aldingbourne NP was made on the 14th July 2021 and is within the last five years and therefore para 14(a) is met.

The 'made' NP allocated sites which exceeded its allocation by 67% and therefore paragraph 14(b) is met.

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. 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

