



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compulsory Purchase Act 2004)

TEMPORARY STOP NOTICE

SERVED BY: Arun District Council (herein referred to as “the Council”)

**To: Barratt David Wilson Homes Southampton, Tollbar House, Tollbar Way,
Hedge End, Southampton SO30 2UH**

1. The Council considers that there has been a breach of planning control on the land described in paragraph 4 below consisting of:

Work in breach of conditions 13, 14, 15, 16, 17 and 18 attached to planning permission granted 22 August 2022 under reference AL/129/21/OUT for ‘Outline planning application with all matters reserved (except access) for residential development with up to 95no. dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works. This application is a Departure from the Development Plan’ and condition 2 attached to planning permission granted 11 June 2025 under reference AL/143/24/RES for ‘Approval of reserved matters following outline consent AL/129/21/OUT for 93 No. residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure and works. This application is in CIL Zone 3 and is CIL Liable as new dwellings’.

2. This Temporary Stop Notice is issued by the Council, in exercise of their power under section 171E of the 1990 Act, because they think that it is expedient that the activity specified in this notice should cease on the land described in paragraph 4 below. The Council now prohibits the carrying out of the activity specified in this notice. Important additional information is given in the Annex to this notice.



3. THE REASONS FOR ISSUING THIS NOTICE

The lack of a complete contamination strategy is harmful to the amenity of local residents and any future occupiers of the development. In the absence of a fully agreed scheme, the development is contrary to policy QE DM4 of the Arun Local Plan.

The lack of a Construction and Environmental Management Plan and Site Set-Up Plan is harmful to the interests of the safety / amenity of nearby residents and occupiers of nearby noise sensitive premises, the safety and general amenities of the area, biodiversity (particularly bats) and the interests of highway safety. In the absence of an agreed scheme, the development is contrary to policies D DM1, ENV DM5, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1 of the Arun Local Plan.

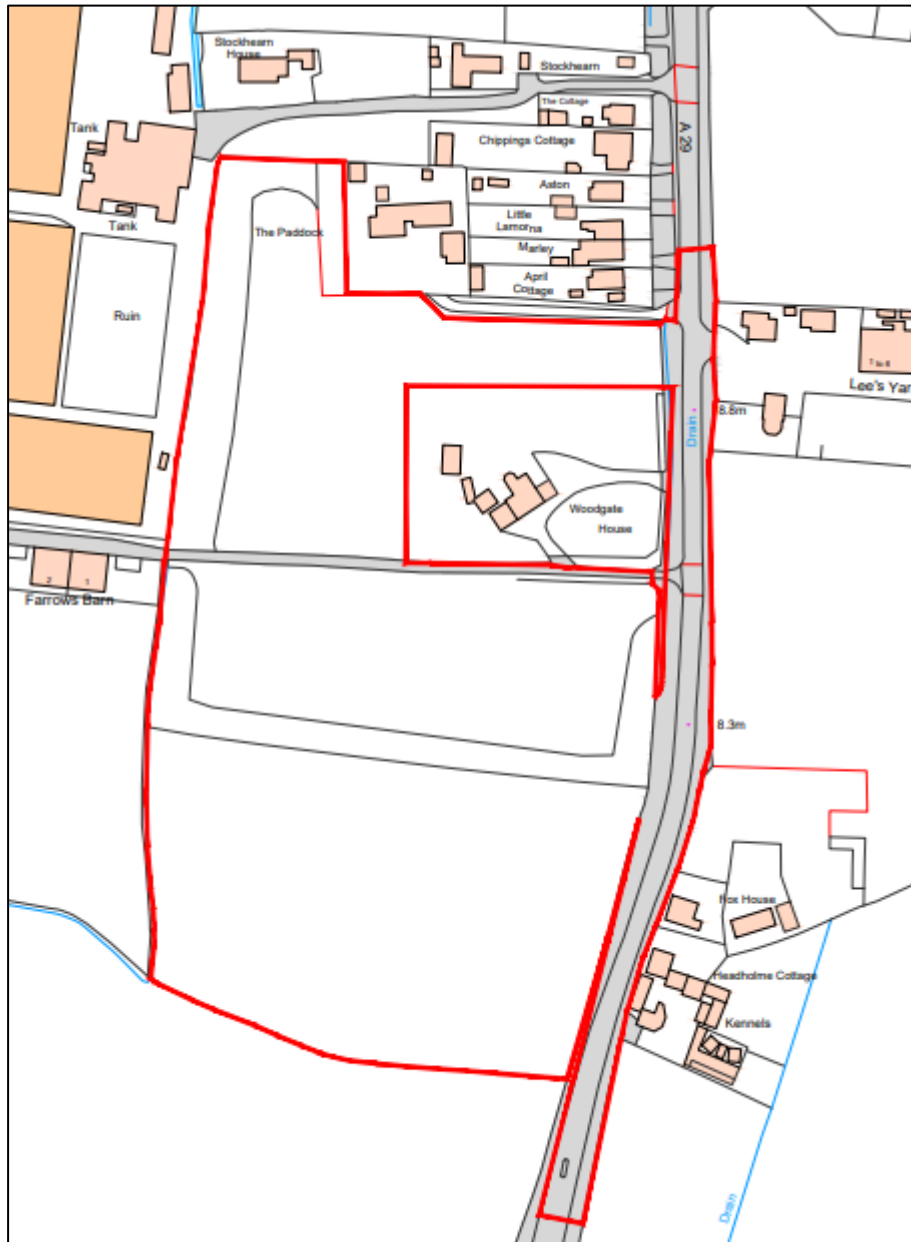
The lack of a foul drainage system is harmful because a satisfactory means of disposing of foul sewerage has not been fully demonstrated to adequately drain the development of wastewater. In the absence of a fully agreed scheme, the development is contrary to W DM1 and W DM3 of the Arun Local Plan.

The lack of adequate, approved drainage is harmful because a suitable surface water drainage scheme is required to manage and reduce the flood risk from surface water runoff and to accommodate flood risk within the development, which comprises water vulnerable uses, to ensure it would not pose any flood risk either to the site itself, or to adjoining land. In the absence of agreed schemes, the development is contrary to policies W SP1, W DM1, W DM2, W DM3 of the Arun Local Plan.

The lack of a ground protection and protective fencing is harmful because BS5837:2012 ensures the retention and maintenance of trees and vegetation which are important features in this area. In the absence of an agreed scheme, the development is contrary to policy D DM1 of the Arun Local Plan.

4. THE LAND TO WHICH THIS NOTICE RELATES

Land adjacent to Woodgate Nurseries, Lidsey Road, Aldingbourne PO20 3SU, shown edged in red on the plan below (Dwg DLA.2052.L14 Rev 04 Red Line Boundary (Location Plan) of AL/129/21/OUT).



5. ACTIVITY TO WHICH THIS NOTICE RELATES

Development by the building of dwellings, alteration of land levels, and insertion of pipework in breach of pre-commencement conditions 13, 14, 15, 16, 17 and 18 attached to planning permission granted 22 August 2022 under reference AL/129/21/OUT for 'Outline planning application with all matters reserved (except



access) for residential development with up to 95no. dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works. This application is a Departure from the Development Plan' and condition 2 attached to planning permission granted 11 June 2025 under reference AL/143/24/RES for 'Approval of reserved matters following outline consent AL/129/21/OUT for 93 No. residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure and works. This application is in CIL Zone 3 and is CIL Liable as new dwellings.'

6. WHAT YOU ARE REQUIRED TO DO

Cease development associated with planning permission granted 22 August 2022 under reference AL/129/21/OUT for 'Outline planning application with all matters reserved (except access) for residential development with up to 95no. dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works. This application is a Departure from the Development.'

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 7 November 2025 (the time a copy of this notice was first displayed on the land) when all the activity specified in this notice must cease. This notice will cease to have effect on 2 January 2026 (56 days after this notice was first displayed on the land).

Dated: 7 November 2025

Signed:

Neil Crowther
Group Head of Planning

On behalf of: Arun District Council
Arun Civic Centre



Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Nominated Officer:
Contact:

Jack Trevelyan
jack.trevelyan@arun.gov.uk



WARNING

THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.

**THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE AGAINST
THIS NOTICE.**

It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you (section 171G(1) of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of **prosecution**, for which the maximum penalty on conviction is an unlimited fine. If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with the Council's nominated officer to deal with enquiries (jack.trevelyan@arun.gov.uk). If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.