



Arun District Council
Arun Civic Centre
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Planning & Building Control General Enquiries
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15th September 2021

Jeremy Cox
Ryefield Farmhouse
Oak Tree Lane
Woodgate
Nr. Chichester
PO203GU

Case Officer: James Cross
Telephone: 01903 737784
Email: james.cross@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/107/21/PL
Site Address: Woodgate Centre Oak Tree Lane Woodgate PO20 3GU
Description of works: Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings with the creation of new vehicular access with footways and cycleways, ancillary road infrastructure, emergency access arrangements, associated parking, public open space, including children's play space, landscape planting, surface water attenuation & drainage & other associated infrastructure. This site is in Cil Zone H SP2, BEW Strategic Site and is not CIL Liable.

Thank you for your internet representation made on 14th September 2021 which has been recorded as no objection with the comments as follows:

OWPC40341

Dear Sir,

While not objecting I do have some concerns that I feel should be addressed prior to any planning approval. Being Mr. Webb's, Woodgate Centre neighbour on his northerly boundary I am concerned that all my house services run across one of his horse fields to Woodgate Road. Drainage, electricity, water, phone lines etc. Mr. Webb built the house approximately 50 years ago and ran all services to the nearest road which was Woodgate Road. I have and I believe Mr. Webb have pointed this out to Pye Homes who seem to be ignoring this. Despite prompting I have been waiting since April for an Ashley Maltman of Pye who was due to come back to me. It looks like one of the proposed houses is actually on top of our electric metre which is located on Mr. Webb's land. In view of this can you put a condition in stating that houses that are built in this field cannot be built on or have any detrimental effect that may cause interruption to or affect my ability to maintain services including access to reading the metre. Can you also condition that prior to commencement of any work a 6ft panel fence is installed along what will be our joint boundary to maintain a degree of privacy and reduce dust and noise pollution from prevailing SW winds.

Can you also condition that working hours are restricted to Monday to Friday 8.00am to 5.30pm and Saturday

8.00am to 12pm with no works on a Sunday to try to limit the disturbance that will be caused.

Additionally, I have concerns regarding turning circles for Fire and Refuse lorries servicing our property which currently turn in the Woodgate Centre yard. Pye homes plan show this now to be houses. Can you confirm Fire and Refuse collections are still happy to access our property.

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
<https://www1.arun.gov.uk/planning-application-finder>