



Arun District Council
Arun Civic Centre
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22nd November 2021

Mike Burton
37 Oak Tree Lane
Woodgate
Chichester
PO20 3GU

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/126/21/PL
Site Address: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU
Description of works: Demolition of existing building and erection of 5no. houses comprising 1no. 4-bed detached, 2no. 4-bed link detached & 2no. 3-bed detached houses with associated access & parking (resubmission of AL/81/21/PL). This site falls within Strategic Site SD5, CIL Zone 1 (Zero Rated).

Thank you for your internet representation made on 20th November 2021 which has been recorded as an objection with the comments as follows:

OWPC42035

As with the previous application to develop this site AL/81/21 the Developer claims he will provide a linked-up footpath. Unless the Developer is planning to construct a pathway on land not owned by him with no planning permission I do not understand how this is possible?

There is currently a 7m gap between the eastern boundary of the proposed development and the western boundary of the Oak Tree Lane Estate. The land in between is owned by a third party. This 7m gap is unmade rough ground unsuitable for walking on and subject to flooding. Anyone accessing the development would have to leave the paved area of Oak Tree Lane and walk in the unmade road totally unsuitable for pedestrians using prams or with mobility issues

The offered design of the dwellings is dissimilar from the housing on Oak Tree Lane which would spoil the cohesive design The suggested materials for finishing the dwellings are also dissimilar.

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>