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30th May 2022

Mike BURTON
37 Oak Tree Lane
Woodgate
PO20 3GU

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@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/31/22/PL
Site Address: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU
Description of works: Demolition of existing building and erection of 4 no. houses with associated access, landscaping, parking and associated works. This site falls within Strategic Site SD5, CIL Zone 1 (zero rated).

Thank you for your internet representation made on 27th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47798

AL/31/22

Rye Fields Farmhouse

I write to object to this application.

This so-called 'New Proposal', for building permission on this site, has still not addressed fundamental issues raised as objections in the previous applications.

Item 1.14 of the Transport Technical Note talks about a 2m wide footway along the 'Western Edge' of the development. Surely the Developer means the 'Northern Edge'? Whatever, the Developer has yet again failed to explain how he intends to join his footway with the existing footpath of Oak Tree Lane. As explained in previous objection letters there is a 21m gap between the proposed development and the existing development of Oak Tree Lane. This 21m does not belong to the Developer. When it rains this area is entirely flooded and thus would prohibit access to the proposed development except by motor vehicle. The Developer has failed to address the points raised about foot traffic including access by the disabled.

In the report submitted by the Developer regarding both Foul and Surface water the Developer states both will drain "by gravity to the adjacent 180-unit Woodgate site". The 180 unit Woodgate site is yet to receive planning permission. How can the Developer claim to be utilising a site which currently does not exist?

Regardless of the reduced number of dwellings mentioned in this application (a reduction of one) the current application is still fundamentally flawed in that it is contrary to policies D SP1 and H SP2c of the Arun Local Plan, policy H3 of the Aldingbourne Neighbourhood Development Plan, the endorsed BEW Framework Masterplan, adopted Arun District Council Design Guide and the NPPF.

The development is contrary to the masterplan led approach required by policies T SP1, T DM1 and H SP2 of the Arun Local Plan, policy GA1 of the Aldingbourne Neighbourhood Development Plan, the endorsed BEW Framework Masterplan, adopted Arun District Council Design Guide and the NPPF.

In all other regards, the development seeks to ignore the wider connectivity principles enshrined within both the ALP and supporting Design Guide.

In essence this application is premature in its submission and should therefore be 'REFUSED'.

Mike Burton

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](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>