

mr tim johnson
blackberry wood
street lane, street
BN6 8RS

Your Ref: OWPC21416
Our Ref: AL/57/18/OUT 16-05-2018
Please ask for:
Mr S Davis

BN6 8RS

11th February 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Outline application with some matters reserved (appearance only) for the erection of 30 No. dwellings consisting of 4 No. 4-bed houses, 10 No. 3-bed houses, 4 No. 3-bed apartments, 8 No. 2-bed apartments & 4 No. 1-bed apartments, communal work hub with associated car parking & landscaping. This application is a Departure from the Development Plan.

Land East of Lidsey Road Lidsey Road Woodgate

Thank you for your internet representation made on 10th February 2019 which has been recorded as '**support**' with the comments as follows:

Ref AL/57/18/OUT

Dear Simon,

I am the joint freeholder of this land and until this point have left all communications to the experts.

Before you determine this application will you please explain in layman's terms on why it is going to be refused? I have read all the documentation, many, many times and am still very confused.

As previously explained, myself and my brother wanted to create a residential scheme which is actually a nice place to live in rather than being a line of boxes. With emphasis on a central communal area with play areas, allotments and a work hub to allow people to get out of their houses but to work on site. Basically, a scheme which enhances people's lifestyles and that we all could be proud of.

I understand that now you are recommending that the application be refused on design. We have been on tenterhooks for months waiting for your comments and advice from your design consultants on how the scheme is unsatisfactory and can be amended. Will you please explain in simple terms how our design can be amended to make it acceptable in any way because we felt we had argued our case and had our design accepted. I note the comments from your Leisure and Landscape officer Sue Howell which says "this is a nice well thought out scheme".

I understand that you will also be recommending refusal for a lack of a S106 agreement when we are quite prepared to do one.

I realise that the planning process is complicated and that all council departments are underfunded making your job very difficult and making this a slow process but only in the last week has it been clearer why it might be refused. I can see you are under pressure to get this off your desk but we have spent £6930 to submit this application and the following amounts on consultants to get the details right:

Topographical survey £6930

Transport and highways £9960

Trees, ecology and landscaping £6306

Foul water, surface water and

flood water assessment £6216

Noise impact survey £2580

Architects and planning consultant c £50000

Total £ 81,992

Having spent this amount of money we obviously will not be giving up at this point so unfortunately this will end up back on your desk again.

It would seem much more logical to resolve the issues now than having to go through the whole process of a planning appeal.

There is nationwide criticism of the whole planning process which I now completely agree with after having spent this amount of time and money on every available expert to get it right. I know how important the Neighbourhood plan is but this process does not work if the Parish council refuse to communicate. There was very limited local opposition to the scheme which, surely, must support it.

We are not fat cat developers, we are two brothers who have spent a lot of money in trying to create some much needed and nice housing.

I would very much appreciate your comments and any advice on the best way forward from here

Yours honestly,

Tim Johnson

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or

breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning