



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

Aldingbourne Parish Council
Aldingbourne Community Sports Centre
Olivers Meadow
Westergate
Chichester
PO20 3YA

Case Officer: Brenda Louisy-Johnson
Telephone: 01903 737972
Email: brenda.louisy-johnson@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/81/21/PL
Site Address: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU
Description of works: Demolition of existing building & erection of 5 No houses comprising 1 No 4-bed detached, 2 No 4-bed link detached & 2 No 3-bed detached houses with associated access & parking (resubmission following AL/72/19/PL). This site is in CIL Zone 1 & is Zero Rated.

Thank you for your internet representation made on 14th July 2021 which has been recorded as an objection with the comments as follows:

OWQC38279

The PC strongly objects to the development for the following reasons:

- The development is outside of the BUAB and is part of the strategic allocation but does not contribute to the infrastructure requirements and is not cohesive with the Masterplan (EH1).
- Contravenes dark skies policy (EH10)
- No biodiversity net gain (EH2) and impact on protected bat species
- Does not contribute to housing mix required in the village (H2) as consists of large 3 and 4 bed properties.
- Access is insufficient for construction and will adversely impact neighbouring residents in Oak Tree Lane.

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 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.

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/planning-decision-process>.

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/weekly-lists>

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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.