

Rachel Tibbetts

From: Planning
Sent: 02 November 2022 16:14
To: DC Support
Subject: FW: Planning Number- 22/02866/OUT
Attachments: Screenshot_20221020-183029_Samsung Internet.jpg; Screenshot_20221020-183016_Samsung Internet.jpg; Screenshot_20221020-183251_Drive.jpg

From: Shaun Mundy [REDACTED]
Sent: 02 November 2022 15:55
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: FW: Planning Number- 22/02866/OUT

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From: Shaun Mundy
Sent: 02 November 2022 3:52 PM
To: 'panning@cherwell-dc.gov.uk' <panning@cherwell-dc.gov.uk>
Subject: Planning Number- 22/02866/OUT

Dear Sirs,

I have been asked to write to you on behalf of the Ambrosden Management Company (ARCL), in reference to the above planning application.

At no point have the directors been approached regarding the development nor the proposal to have a cut through onto management company land.

The owners are happy with the properties being built however they have concerns around the boundary that has been proposed and the cut through for the following reasons:

1. The boundary line: I have attached a copy of our land registry plan which shows the areas belonging to the Management company, having compared this with the aerial red line plan (document reference 32948.PL.02) it looks like their redline comes onto our land. This needs to be altered so that ARCL assets are not damaged or removed if the planning permission is granted.
2. The proposed cut through: The Design and access document, page 35 shows the cut through which leads onto the bridal way. The bridal way is under the ARCL ownership (according to land registry). All repairs to the area have been paid for by the owners of the management company through there service charge, increased footfall will mean that more regular maintenance will be required at the owners expense.

The boundary hedge belongs to the management company and in order for the new development to create a cut through they would need to remove a section of the hedge, the directors are not happy with this as they have been paying to maintain it, plus the new development has op right to remove management company assets. This was brought up at the recent planning meeting and the parish

council, district and town agreed that to remove the hedge permission would have needed to have been sought from the directors of the ARCL.

The directors are also concerned about liability, if access is granted onto the bridal way (management company land) then if someone from the new development was to injure themselves, this would then make the directors liable which is something they haven't signed up to.

I am happy to arrange a call to discuss the matters further.

Just to recap, the Management Company are happy with the development being built however they are not happy with the current boundary line mentioned in the proposal nor the cut through, if these can be altered then I see no objections to the build as long as no management company land is disturbed.

Many thanks,

Shaun Mundy AIRPM
Customer Account Manager

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