

Christopher Blows
The Grange, Westergate street
woodgate
west sussex
Po203SQ

Your Ref: OWPC20841
Our Ref: AL/103/18/PL 14-09-2018
Please ask for:
Michael Eastham

10th December 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Erection of 2 No. dwellings & alterations to existing dwelling.

L'Apache Westergate Street Westergate

Thank you for your internet representation made on 10th December 2018 which has been recorded as '**an objection**' with the comments as follows:

The application AL/103/18/PL for two houses wedged down the side of an established bungalow has no forethought in either design or sustainability.

The access to the proposed development is via a narrow unmade track. This track which is adopted I personally have maintained the surface for the last 15 years, with the aid of the farmer who helps trimming the hedges back in order for him to gain access to his fields. I have had no help in this maintenance from the development applicants in any capacity.

The track deteriorates rapidly through the winter months with large pot holes and the surface is washed away by lack of drainage.

West Sussex council was in consultation with myself over the complaints from their refuse collectors referring the track to a health and safety issue. I resurface the lane in the spring and enabled the service to continue. With out my machinery this access track will quickly become impassable . The application was surveyed during the hot summer where the track may have looked firm. However I do strongly advise the council to attend a site visit and you will see for yourself the unsuitability of this application. Further more I understand that planning guidelines may change but one factor does not and that is the access to the track from the A29. we do not have the correct site lines which I believe should be 45 degrees. We do not have facing railway crossing gate warning lights. As far as accidents our own car was hit in the back by a van while turning right at the crossing last year. This application has all the hall marks of greed with no thought for the outcome or the surrounding area or settled community. The track has always been the bone of contention for any planning here and as such that is why my objections are being submitted late because I thought and quite rightly so that the application would not be considered .

The correct area of development should be to the north of my property where the council has already declined the application.

Why?...57 sustainable houses with good access already provided .

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