

Michael Fryer FCCA
36 Elmcroft Place
Westergate
CHICHESTER
West Sussex
PO20 3XL

Your Ref: OWPC11165
Our Ref: AL/111/16/OUT 17-10-2016
Please ask for:
Claire Potts

14th November 2016

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 for 57No. units with public open space & affordable housing. This application is a Departure from the Development Plan
Land East of Orchard Gardens Woodgate Aldingbourne

Thank you for your internet representation made on 12th November 2016 which has been recorded as '**an objection**' with the comments as follows:

I object to the above planning application on the grounds below:

This is contrary to the neighbourhood plan which has only just been approved by the local residents.

There are already 3 planning applications that have been approved for the local area amounting to almost 400 houses which the local infrastructure cannot support at present, let alone adding a further 57 to this.

The A29 Westergate Street cannot cope with the amount of traffic at present and with a Primary School located close to the proposed entrance there is greater risk of accidents and incidents with the amount of traffic proposed.

The level crossing at Woodgate already causes the traffic to backup beyond both the proposed entrance at Orchard Gardens and very often right back to The War Memorial Roundabout in Eastergate, I am not sure where the developers are going to find the land to add a filter lane into Orchard Gardens as the A29 is incapable of being widened at this point.

Orchard Gardens is unsuitable as an entrance/exit to the new development as is barely able to cope with the current traffic, let alone a further 57 houses-worth,

There are few local jobs which would mean more car journeys and more commuting. The bus service is unreliable and the train service from Barnham station is a joke!

The doctors surgery is oversubscribed and it is very difficult to get an appointment at present and the local Primary School struggles to accept those children who are in catchment at the moment, so I am not sure how it will cope with an extra 57 households.

Flooding in the village is already a problem, especially in winter months; again an extra 57 homes will only add to this as the natural drainage of the field will be lost due concrete and tarmac being laid for the new development.

I trust my objections above will be noted and taken into account when a decision is made.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be

advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Director Planning & Economic Regeneration