

Philip Le Cheminant
l'apache
Woodgate
Chichester
West Sussex
PO20 3SQ

Your Ref: OWPC11213
Our Ref: AL/111/16/OUT 17-10-2016
Please ask for:
Claire Potts

21st 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 21st November 2016 which has been recorded as '**an objection**' with the comments as follows:

*P Le Cheminant
L'apache
Woodgate
West Sussex
PO20 3SQ*

Your Ref: AL/111/16/OUT

19TH November 2016

Dear Claire Potts

I am writing to object to the above planning application on the following grounds:

- In the past applications to build 13 homes on this land have been refused on the basis of drainage - how can an application for 57 now be considered?*
- Westergate Street will not be able to cope with the additional traffic caused by 57 homes which may require up to over 100 cars to allow the residents to travel to their place of work, which given the local employment situation will be a necessity. Visitors would only add to the number.*
- The local bus service that operates every 2 hours is insufficient to cope with the additional requirements, notwithstanding that it only has a route between Bognor Regis and Yapton via Barnham with no direct links to Chichester, the only obvious area for employment*
- The tail backs from the level crossing at Woodgate often reach the Eastergate War Memorial a situation that can only be exacerbated by the additional local traffic caused*
- This plan is contrary to the referendum held on 18th October reflecting the views of the parish who overwhelmingly supported the Aldingbourne Neighbourhood Plan with 94% in favour*
- The local primary school is already heavily oversubscribed for places*
- The local surgery at Eastergate is struggling to cope with the existing patients and has inadequate facilities for the influx of new patients*
- The construction of 57 homes and access will eliminate the natural drainage of the area resulting in surface water flooding*
- The sewage flooding from the drains will increase unless significant improvements are made to the whole local area's drainage system*

- *This is a deviation from the plan approved by the villagers with the site being a green field only*
- *There are already agreed developments of 347 houses in the area (Hook Lane and Fontwell Avenue) providing sufficient housing to meet the local housing need for the next twelve years.*
- *The proposed build is in the biodiversity corridor; that bulldozers have already flattened the land destroying indigenous trees and wildlife habitat is deplorable*
- *Inadequate notice was given before the bulldozers commenced clearing the land*
- *The heavy machinery has been illegally using the private lane alongside the railway tracks to access the site, also driving across the field behind the proposed development causing both damage to the lane and to the field - this is totally unacceptable.*
- *The area has been used for decades by locals and holiday makers to walk their dogs and enjoy the countryside - no provision has been made to remedy this*
- *The boundaries marked out in the plan are well out of date and inaccurate*

I look forward to hearing your reply.

Yours Faithfully,

Philip Le Cheminant

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