

Carol Bartlett
1 Woodgate Road
Woodgate
PO20 3SX

Your Ref: OWPC20740
Our Ref: AL/118/18/OUT 25-10-2018
Please ask for:
Claire Potts

PO20 3SX

29th November 2018

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 the demolition of existing buildings & the erection of 10 No. dwellings comprising 1 No. three bedroom detached, 2 No. three bedroom semi detached, 4 No. four bedroom semi detached & 3 No. four bedroom detached houses with associated access & parking.

Ryefields Farmhouse Oak Tree Lane Woodgate

Thank you for your internet representation made on 28th November 2018 which has been recorded as '**an objection**' with the comments as follows:

I strongly object to any development which will bring additional traffic on to an already busy A29. It would seem that a small housing estate is suggested on a small plot of land and this could generate an additional 40+ cars each day. Applications were made by the owner of The Woodgate Centre for a larger housing project in 2012; this was initially rejected and a further application was also rejected after considerable discussion on both occasions by the legal teams of both the applicant and Arun District Council (Planning). I feel that if this current application was approved, it would lead to a further request for more housing on the land adjacent which is owned by The Woodgate Centre. Nothing has changed since the application in 2012. In fact local circumstances have not improved as there is

- a) considerably more traffic using the A29*
- b) lengthier delays at the Woodgate Crossing*
- c) longer waiting list at the local school*
- d) no further provision made at an already over subscribed doctors' surgery*
- e) the reduction of the bus service considerably limiting the use of it*
- f) increased difficulty entering and exiting Oak Tree Lane and Woodgate Road owing to the increased flow of traffic*

g) cycling is very difficult on this stretch of road as the A29 is still a relatively narrow road for the amount of heavy traffic using it and one cyclist can cause considerable queues.

These objections were summed up by Arun District Council in 2012: 'the development is not well located in terms of accessibility, having poor pedestrian and cycle links to employment centres, retail centres, school and community facilities.

The site is also remote from the nearest railways station with an infrequent bus service resulting in high dependency on the private cars.'

An application for building on land adjacent to The Willows caravan site and Lees Yard was recently rejected as it was not part of the neighbourhood plan. I would assume that the land in the planning application has also not been included in the local plan.

Four houses have been built in Lidsey Road and have been 'on the market' for several months with no interest shown in purchasing or letting. (Agents have changed at least three times to date) Is it necessary to build more when existing properties are unable to be sold?

The Wings Nursery application was also rejected as 'not in the neighbourhood plan' although this is a far more suitable site for building than the one in the application.

I can only re-iterate that I strongly object to any building in what is a rural area as this would considerably affect the houses in Oak Tree Lane with additional traffic in what is a small residential estate. Local infrastructure is now far worse than when the Woodgate Centre application was made in 2012 and, should this current application AL/118/18/OUT be granted, it could then mean the Woodgate Centre will reapply and it could be extremely difficult to object to any further building proposals.

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