

Mike Burton
37 Oak Tree Lane
Woodgate
Chichester
PO20 3GU

Your Ref: OWPC21494
Our Ref: AL/118/18/OUT 25-10-2018
Please ask for:
Claire Potts

18th February 2019

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 16th February 2019 which has been recorded as **'an objection'** with the comments as follows:

I object on the following grounds

As noted by Aldingbourne Parish Council the application does not meet the APC NP criteria and is inconsistent with NP policies in particular policy H1 relating to design.

The site is unsustainable

The site is immediately adjacent to that dismissed by Appeal APP/C3810/A/11/2163208/WF. This appeal was dismissed on the grounds of the degree of adverse impact, due to the location, with respect to the Woodgate Road junction and the evident poor level of sustainability of the site. Whilst the current application is lesser in size I would submit that many of the criteria laid out in the appeal are highly relevant to this site due to their close proximity. I would request that all such points mentioned by the Inspector in his dismissal are taken into account in deciding this application.

The proposed site of 10 dwellings would increase the Oak Tree Lane estate, to which the developers have in their literature attempt to link it for the purpose of acceptability, by over 25%. The original estate included 31 dwellings plus 5 existing dwellings and the Woodgate Centre Farm. Oak Tree Lane was built from the existing Reed Lane to service this small number of dwellings. The lane is narrow with a chicane causing potentially two 'blind spots' to traffic. Over time the usage of Oak Tree Lane has been increased by the development of the Woodgate Centre farm into a light industrial centre.

The increasing traffic from the industrial centre, which is also used by local tradesmen for the purposes of overnight parking, is more than noticeable to residents, not only by physical movements, but also by the increase in maintenance costs. 27 of the residents of Oak Tree Lane have the responsibility to maintain the road, pathways of Oak Tree Lane which is an un-adopted private lane. The permanent increase of a further 25 + vehicles, from the proposed 10 houses, using the lane, apart from having no right of way to do so, would increase the cost of upkeep. In the short term construction vehicles whilst this development is built are also of concern.

I further object to this application on the grounds that no attempt has been made by the developer to contact the residents of Oak Tree Lane, or their management company,

Hadleigh Gardens Management Co Ltd. I understood that such contact, if not mandatory, was encouraged by local authorities of developers?

The construction of ten dwellings on the proposed site will be at odds to the dwellings of the existing Oak Tree Lane estate. The proposed site is, in my view, relatively small for 10 dwellings when compared to dwellings on the existing estate. The 'cramped' proportions will be noticeable. In addition the access to the estate is impracticable. Larger vehicles will have problems negotiating the turn in/turn out due to the width of the existing lane.

Further more I would suggests not enough consideration has been given to parking for vehicles on the proposed site. Currently at night there are up to 10 vehicles parked on Oak Tree Lane usually with two wheels on the pavement, this causes problems of access for both road users and pedestrians. The proposed estate will in time generate a further 5+ vehicles above proposed spaces. These 'extra' vehicles will therefore end up being parked on the existing Oak Tree Lane causing even further congestion.

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