

Julia Logan
18 Oak Tree Lane
Woodgate
Chichester
West Sussex
PO20 3GU

Your Ref: OWPC21534
Our Ref: AL/118/18/OUT 25-10-2018
Please ask for:
Claire Potts

21st 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 20th February 2019 which has been recorded as '**an objection**' with the comments as follows:

I object to the planning application AL/118/18/OUT on the following grounds:

- The application does not meet APC NP criterion. Developments should be in line with NP policies, in particular H1 regarding design.*
- APP/C3810/A/11/2163208/WF was dismissed due to the level of its adverse impact. A further application was also rejected. The criteria used in the findings are still relevant and must be taken into consideration.*
- Vehicles using the Lane to access the Woodgate Centre has increased immeasurably over the years. Lorries & commercial vehicles regularly use the Lane to access the Centre business, overnight parking & for deliveries.*
- Parking is already an issue on Oak Tree Lane with many cars 'footpath parking'. Due to the inadequate parking on the planning proposal, it is not unreasonable to believe that the overflow of cars would spread further down an already overused Lane, making access for emergency vehicles hazardous.*
- The queue from the Woodgate Crossing regularly stacks back south to Shripney and north to the Eastergate monument. This leads to queues on the Lane waiting for the road to clear and people taking risks in trying to access the A29, especially during rush/school hours. Not to mention the ecological nightmare caused by the fumes, which affects housing and 2 schools!*
- The infrastructure is not growing in line with the exponential growth in house building. The Doctors surgery is already at breaking point with several more large developments planned, the bus service is non-existent, schools are full & there is a distinct lack of public amenities in the village all of which leads to a very high dependency on private vehicles.*
- Oak Tree Lane is a small private Lane which, has not been adopted by the Council, therefore, the maintenance and upkeep of the road and pathways falls to the residents. The increase in traffic including heavy lorry deliveries, refuse collection vehicles & construction traffic would inevitably mean a significant increase in costs.*
- I have lived in the Lane for some 26 years and at no point have I been contacted by my 'neighbour' making this planning application, which I understand to be a Council recommendation. This leads me to believe that no consideration has been given to the impact on the residents!*

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