

Floyd Baker
16 Oak Tree Lane,
Woodgate,
Chichester,
West Sussex,
PO20 3GU

Your Ref: OWPC21547
Our Ref: AL/118/18/OUT 25-10-2018
Please ask for:
Claire Potts

25th 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 22nd February 2019 which has been recorded as **'an objection'** with the comments as follows:

My objections to the above planning application.

To have ten new dwellings built at the edge of our estate is quite unsustainable. Oak Tree Lane is a small, private estate with its own, narrow, private road through running its length; it is maintained only by the contributed fees paid by the residence of Oak Tree Lane to Hadleigh Gardens Management Co. Ltd.

The plans for the development have insufficient parking per household therefore the parking of any more cars would greatly impact the already insufficient parking in the lane, with cars regularly having to park in the road and half on the pavement; this would be made substantially worse by more vehicles adding to an already growing problem. This could also jeopardise the access of emergency vehicles to Oak Tree Lane residents and those of Reeds Lane.

Apart from the lack of viable parking solutions, and use of the road, there is the potential for possible damage due to construction lorries etc. gaining access to the site. Not to mention the safety issue around residents of the estate as there are many children who play around the green and in the road on their bikes etc.. Further development could also exacerbate the problem of surface flooding during heavy rain at the start of Reeds Lane. Whilst we appreciate that more housing is required, it is not appropriate for it to go at the end of a narrow, private, dead end road leading onto an already highly congested main route that has a busy railway crossing close by.

The added traffic would also make the current problems with ingress and egress onto the A29 Lidsey Road much worse. The level crossing gates are down for long periods of times, especially when there are two or three trains consecutively, leading to very long waiting times. Sometimes, if you're the first in the queue to leave our road, you can wait upwards of five minutes for the trains and much longer by the time you actually get out onto the main road due to passing traffic. Arun Transport Study shows 'Severe Capacity Risk' at Shripney, which carries through to Westergate and Fontwell. As a local I can tell you that most mornings the traffic at Woodgate is already backed up, from the railway crossing, passed the Lidsey Landfill Site, to the south of the level crossing, and beyond. As stated in the Arun Local Plan Policy H SP2c (area BEW (SD5)), there needs to be the infrastructure in order to support new housing. Surely it makes sense to have the infrastructure in place before more people are drawn to the area through new housing developments in the Six Villages area as a whole. Local schools and healthcare facilities

are already stretched. Waiting times and funding for these are also currently overstretched.

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