

Tony Holmes
22 Oak Tree Lane
Woodgate
Chichester
PO20 3GU

Your Ref: OWPC21570
Our Ref: AL/118/18/OUT 25-10-2018
Please ask for:
Claire Potts

27th 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 26th February 2019 which has been recorded as '**an objection**' with the comments as follows:

The proposed above development is totally unsuitable for the following reasons:

Oak Tree Lane is not, as assumed by the planners adopted, but is privately owned and maintained by the residents. Traffic to and from the Woodgate Centre has increased greatly over the past few years and many of the delivery lorries have got much larger. Some really struggle to progress along the narrow, unmade Reeds Lane. This is resulting in congestion of this narrow road, as residents who are unable to park in their driveways now park across the road and pavement. This situation will only get worse as children grow up and, finding independent accommodation unaffordable, will inevitably remain living in their parents home for longer. They will need cars to get to work/college (as there is very poor public transport), so the number of vehicles parked on the pavement/road will increase. There could be as many as four cars per household. Add to this the twenty (minimum) cars resulting from the proposed development, and the parking situation will become untenable as the width of the narrow road will be greatly reduced and cars/lorries will have great difficulty in passing. At present, where vehicles are parked across the pavement where the road bends before entering the A29, there is a safety risk as drivers do not have a clear line of sight round the corner.

The Aldingbourne Local Plan (5.3 Housing) states that any proposal for ten or more dwellings should include 40% affordable units and should reflect the latest available housing need evidence. Any new development will have a traffic impact which needs to be considered: traffic impact includes effects on adverse road safety, congestion and pollution on both the main roads and rural lanes. As has been stated by other residents, the 2012 application by the owner of The Woodgate Centre to build on adjacent land was rejected by the Inspector on the grounds that traffic from the proposed development onto the A29 would be unsafe. The Inspector's conclusions should also apply to this proposed development and should be rejected on the same grounds.

Marketing of new developments in this area by estate agents is giving the impression that places in desirable schools are available. This is clearly not the case as Aldingbourne Primary School is at full capacity and parents who have bought new homes at The Furlongs in Hook Lane are unable to get places there for their children. Is Arun District Council happy for new housing units to be built for families with no school places for their children?

In conclusion, there is insufficient local infrastructure to support an increase in additional housing, and this development should be rejected on all the points raised above.

Yours sincerely

Tony Holmes

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