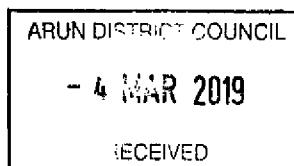


12, Oak Tree Lane, Woodgate, Nr. Chichester, West Sussex, PO20 3GU



Arun District Council
Planning Department
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

1st March 2019

Dear sirs.

Planning Application No. AL/118/18/OUT

We wish to object to the above planning application on the following grounds.

The access to the proposed site is shown via Oak Tree Lane which comprises of approximately 25 residential properties, in addition Oak Tree Lane provides access to The Woodgate Centre which is a small industrial estate situated at the end of this lane.

The width of the estate access road when you leave the A29 is approximately 5.400 metres wide, after approximately 35 metres there is a sharp bend to the left & then after a further 20 metres the road turns sharply to the right creating a chicane effect. Outside of our property (No.12) the road width is approximately 4.800 metres. It would appear that the recommended minimum width of an estate access road is 5.500 metres, so therefore it would seem that the existing estate road falls well below this recommended standard & therefore any additional development should be discouraged.

At present the estate road is just wide enough for two cars to pass with care, this is made more difficult due to the increasing number of vehicles which park half on the road & half on the pavement which reduces the effective width of the road.

The introduction of any further development which is accessed from existing estate road is unacceptable as it will drastically increase the number of vehicles using Oak Tree Lane, this is already an extremely busy access due to the increasing number of vehicles accessing The Woodgate Centre.

We are concerned that as the parking provisions within the proposed development is limited this will result in an increase in the number of vehicles that end up parking on the road within Oak Tree lane which would be unacceptable & will provide an additional hazard.

We feel that consideration should also be given to the safety of both children & animals within the Oak Tree Lane Estate, the greenspace within the estate is used extensively by young children & any further traffic movements will only add to the risk of an accident occurring.

Having carefully studied the application drawings we are concerned that the proposed access will prove to be a hazard when exiting the proposed development due to the limited visibility & the proximity of the tree screen which will obscure any approaching traffic particularly from the Woodgate Centre.

Taking these points into account I would urge you to reject this application as we believe that it presents an unacceptable & inappropriate level of development in this location.

I remain.

Yours Faithfully

Clive Fish & Jayne Merritt