



Arun District Council
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Caroline Peace
Harvest Home, Sack Lane, Bognor Regis
PO22 9PD

31st March 2021

Dear Sir/Madam,

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AL/27/21/PL
Site Address: Lidsey Lodge Farm Sack Lane Lidsey PO22 9PE
Description of works: Demolition of large agricultural buildings, removal of concrete yards and access & erection of 4 No. 2 bed houses, 2 No. 3 bed houses, 2 No. 4 bed houses, gardens, access, parking, soft landscape & ecology areas. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 31st March 2021 which has been recorded as an objection with the comments as follows:

OWPC34806

I have serious concerns over the access route to these properties. Sack Lane is, in most places, single carriageway. Vehicles are only able to pass by making use of either field entrances or homeowners' driveways. An additional 8 dwellings will result in significantly more traffic movements than Sack Lane experiences currently, especially in light of the increase in online shopping and home deliveries. Already there is congestion in Sack Lane at peak hours. Only last week, tree felling in the lane caused absolute chaos with nowhere for vehicles to pass, resulting in dangerous reversing manoeuvres. In addition, the exit and entrance to the A29 is already dangerous and it is particularly difficult to turn right and you have to rely on the closure of the level crossing gates for a gap in the traffic. This will not be possible when the southerly A29 bypass is built and all traffic from the strategic development site at Barnham, Eastergate and Westergate will be using this piece of road to access Bognor Regis and beyond. The only safe access to the site is by car as there are no cycleways or footpaths to reach bus stops or train stations to access work or shopping facilities. Therefore, the proposed new development is not sustainable.

It should be noted also that this site is not included in the current local Arun District Plan nor the Aldingbourne Neighbourhood Plan.

Sack Lane, as stated in the Planning Design and Access Statement, is a rural area. An increase in the number of dwellings by 8 properties is completely out of character with the surroundings. Already, the dairy buildings in Sack Lane have recently been converted to form an additional 5 rented dwellings. I am very concerned about adhoc increases in dwellings which do not fall within the local plans.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.