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1st April 2021

Miss CRV Kelley
Knights Quarter
Sack Lane
WEST SUSSEX
PO22 9PE

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

Dear Sir/Madam,

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 1st April 2021 which has been recorded as an objection with the comments as follows:

OWPC34875

Dear Sir or Madam

I have been a resident at Knights Quarter for over a decade.

Ecology

- Nesting barn owls are visibly and audibly currently in residence in the Drying Machine building - as they have been for many consecutive years
- Rife at Sack Lane (protected water vole population) - currently filled with household litter
- Bats - multiple bats living in the area, consistently seen at night around the farm buildings and along Sack Lane

Transport

- Though the site is located 0.5 miles from the A29, it is via a single track road with a 60mph speed limit with no designated passing places, no pavements, and one third of the lane/verges are flooded every year during the winter months. There are no local bus stops, and the post box formerly at the entrance of Sack Lane has been removed due to its "semi rural location" and deemed unnecessary. - Despite the apparent proximity, in reality it's a highly inaccessible site, making it impossible to live here without cars.
- Since the farm diversification development of Cherry Tree Cottages and neighbouring two family residences, Sack Lane has become dangerous. The tenants who live in the 7 rental properties - recently developed as part of previous Farm Diversification program - have almost 20 cars and large delivery-style vans between

them. This has increased traffic on the lane, and no solutions have been put in place to mitigate the increase.

- Litter (both household and agricultural waste) is a shocking problem on our lane. Speeding is a daily problem. Pulling out of one's own drive is a daily problem. Finding a passing place (other than a neighbour's verge or driveway) is a daily problem. Multiple delivery vans are a daily problem. Children playing in the lane is impossible. Dog walking is becoming dangerous - especially when the verges are overgrown for most of the year. These problems will only increase exponentially as more homes are added to this lane, unless viable solutions to solve these problems are found.

- Current residences along Sack Lane total 21, of which at least 8 are rental properties that are believed to be owned and rented out by the applicant

New residences - if the plan goes ahead - 15 of the 29 residences will be rental properties where tenants are potentially less 'vested' in the community - and the above issues will intensify

- Farm traffic: my home looks directly onto the farm and for the last 10 years to the best of my knowledge only 2 permanent farm workers have parked at the farm, which contradicts the theoretical '50 parking spaces' designated and factored into the statement. The reality does not match the statement. This proposed plan will, in reality, greatly increase traffic movement and nighttime traffic movement in particular. No one has ever lived at the Farm, so the working day for the most part has been 9 - 5pm

- Large farm machinery and tractors will continue to farm the fields that surround the 'farm buildings' at the core of this application- there will obviously be no reduction in number or movements

- The 36 cycle spaces proposed in the plans suggest the opportunity to cycle for leisure or as transport. In reality, cycling is highly dangerous along the A29 out of Sack Lane

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



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.