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20th May 2022

Mr & Mrs Baker
16 Oak Tree Lane
Woodgate
Chichester
West Sussex
PO20 3GU

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@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/31/22/PL
Site Address: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU
Description of works: Demolition of existing building and erection of 4 no. houses with associated access, landscaping, parking and associated works. This site falls within Strategic Site SD5, CIL Zone 1 (zero rated).

Thank you for your internet representation made on 19th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47615

Planning Ref: AL/31/22/PL

Objection to the above planning application, Ryefields Farmhouse, Woodgate.

This site does not meet Building Regs., Part B Fire Safety: Approved Document B - Volume 1 Dwellings; Requirements B - Access and Facilities for Fire Service. Section 13: Vehicle Access, Diagram 13.1 and Table 13.1. Which states that "Fire and rescue service vehicles should not have to reverse more than 20m from the end of an access road". To get to the site entrance a fire engine would have to reverse a considerable distance and would not be able to turn onto the site itself. Not only does the lane narrow to 3m, but access is via a privately owned gravel track that is prone to flooding. In the event of a fire it would need to either reverse all the way up from the green, or reverse all the way out from Reeds Lane. The distance between the green and the site entrance is more than 130m or 100m up to the start of Reeds Lane, whilst negotiating parked cars. Side note: the Woodgate Centre, which currently serves as a turning point for most vehicles, will not be in use for this purpose in the future as it has its own planning application for a new estate that will back onto the end of Reeds lane end; that effectively leaves the dead end without a turning area at all.

Regards to the new footpath; this encroaches beyond the site boundary, into the lane itself, making the lane even narrower, further restricting access and does not tie in to the existing footpath being disconnected by 10m approx. At some point pedestrians would have to traverse an unmade up section in order to reach the next path. Refuse collection at the Reeds Lane already requires a smaller truck as the one that services the rest of Oak Tree Lane cannot fit down it and also has to reverse all the way up from the green as it cannot turn elsewhere. The parking is also not adequate for 4, 3 & 4 bed houses. The two visitor parking spaces will undoubtedly be taken up by residents, then what? Re. photo board (still incorrect). Images 1, 2 & 3 are not

aligned with the icons positioned on the map and do not give a proper representation of the visibility from the site as they were not taken from the site access. If this feature is to be used, it could at least be right.

As for the drainage plans: Surface water drainage and foul water will be connected to the Pye Homes Network (as agreed)? Surely by the time Pye Homes builds the relative network planning permission would've lapse for this application. Or, if the houses were built, they would stand idle for years before this connection could be made. If the above is true and there is already dialogue between Ryefields Farmhouse and Pye Homes, it would make sense to have access through Pye's road network too. There is already a road that, on Pye's plans, could flow straight into this site. If the site plan for Ryefields was turned to face south, it would make more sense. All services, including power (as no easement has been granted as per National Grid regulations from the lanes), could then be incorporated through Pye Homes.

In the "Planning, Design & Access Statement" it states that, "The development will be served by accesses from Oak Tree Lane- " This is a major assumption considering no easement has been sought or granted over the two private lanes for construction, or easement agreements for future owners, this point seems to be blatantly overlooked. Homes without legal easement would be tough to sell. Permission for this plan would set a dangerous precedence for all private land owners if developers get permission to access land they don't own or have easement rights over. The current residents pay for the maintenance of the roads, pavements and services required for its upkeep.

Yours Faithfully, Mr & Mrs Baker

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/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning 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/planning-application-search>

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

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

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>