

From: Cllr. Tony Dixon
Sent: 02 January 2023 17:21
To: Councillors - Planning Committee
Cc: Neil Crowther; Jessica Riches
Subject: Ref: AL/31/22/PL - Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU

Dear members

Happy New Year!

I live in the parish of Aldingbourne and would have liked to attend the forthcoming meeting to speak on this application. Unfortunately, I will be at work and so I hope that you will feel able to consider this e-mail instead.

I have concerns relating to this application, as follows.

Prematurity – the application relies upon the outcome of application AL/107/21/PL (land under the control of Pye Homes) for drainage and pedestrian access, an application which has not yet been determined.

Accessibility – there have been a number of applications already refused on this site.

(Appeal - AL/72/19) *“notwithstanding its relatively short length, the uneven surface of the track would not be suitable for wheelchair users, nor would it be suitable for blind or partially sighted people due to the lack of a conventional kerb ... Moreover, the existing condition of the track, in my judgment, would represent a significant trip hazard for blind and partially sighted people. For the reasons outlined above, I conclude that the proposed development would not be accessible to all users other than by vehicle and would not meet the needs of vulnerable users”*

The pedestrian access to and from the site is still an issue that needs to be overcome. This was an area of concern considered by the Inspector to be so great that it formed one of the reasons for dismissal. My understanding is that the applicant does not have control of the necessary (ransom?) strip of land and seems to be relying on the council to request a pedestrian crossing from the landowner of application AL/107/21/PL which has not yet been determined. Also, there are no plans to show how this is intended to work in practice. Plans would also help to clarify the land ownership.

Drainage

The development site was identified as *“at high risk from groundwater flooding”* .

(Para 27 of Appeal APP/C3810/W/19/3243619) The Inspector concluded *“that inadequate information has been provided to demonstrate that the proposed development would be capable of providing satisfactory foul and surface water drainage”*.

The applicant does not have control of the necessary land and seems to be relying on application AL/107/21/PL for drainage - which has not yet been determined.

Right of access over a private road and footpath

The application relies upon access to/from the A29, via Oak Tree Lane, which is privately owned and maintained. I understand that the residents, the resident's association and the maintenance and management company of Oak Tree Lane have not been consulted. As far as I am aware, there is no evidence of any agreement for right of access over Oak Tree Lane and the committee should establish if any such agreement exists.

Residents currently pay a charge to cover repairs and maintenance of the private made-up roadway and footpath. The applicant has made no offer to compensate residents or to pay a fair share of repair and maintenance costs.

If application AL/107/21/PL is determined first it would then open up new opportunities to resolve access and drainage issues. (for instance, access could be via the new development).

I suggest that this application is premature and should be REFUSED.

Neil/Jessica – could you please add this e-mail to the file.

Yours sincerely

Councillor Tony Dixon