

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



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

2nd June 2022

Dear Sirs.

Planning Application No. AL/31/22/PL
Land to the West of Ryefields Farmhouse

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

1) The application is premature to the Barnham/Eastergate/Westergate Master Plan.

The application appears to be contrary to agreements that the developers ' The Southern Consortium ' have made with local councils to consolidate any planning applications.

This would mean that any development to the east of Oak Tree Lane would only be accessed from the new link road & not put increasing pressure onto Oak Tree Lane.

2) Oak Tree Lane at present serves approximately 30 private houses, Ryefields Farmhouse & The Woodgate Centre, the access road is maintained by Hadleigh Gardens Management on behalf of the residents of Oak Tree Lane who pay to upkeep & maintain this access road & the increase in traffic resulting from the development will result in an unacceptable increase in the use of this private road. If this development is allowed to go ahead Oak Tree Lane would be the access point for heavy construction traffic to serve the new development which would add an unacceptable increase in traffic movements within Oak Tree Lane & onto the A29 which when the level crossing gates are 'Down' is an extremely difficult access point onto the A29. The use of construction traffic would undoubtedly lead to unacceptable damage to the road surface, road kerbs & drainage gullies.

Oak Tree Lane has two acute bends in its length towards the western end of the road which provides a deterrent for vehicles to slow down but is a hazard for residents, children & animals & the increase in both additional traffic movements from the new development & heavy construction traffic would increase this hazard.

3) The proposed development is accessed from Reeds Lane which is an unmade road leading to Ryefields Farmhouse & The Woodgate Centre, if this development is allowed to go ahead this will provide an unacceptable traffic hazard for vehicles accessing & exiting the development onto Reeds Lane which is relatively narrow access track.

As Reeds Lane is an unmade road this would undoubtedly become damaged by the increased usage by both the residents of the new development & the delivery vehicles for the proposed development. We are very concerned regarding the use of Oak Tree Lane which will be the only access route for site deliveries, bearing in mind that many of these deliveries will be on large articulated lorries there would appear to no facility for the turning of vehicles within the proposed development site which will mean that they will undoubtedly need to reverse along Oak Tree Lane which will provide an extremely dangerous situation for the residents.

4) Our concerns are that if this development is allowed to proceed it will provide a precedent for developers applying for future developments prior to the completion of the A29 link road accessing these sites via Oak Tree Lane. As stated previously Oak Tree Lane is not suitable for any increase in vehicular use.

5) Whilst it is acknowledged that a pedestrian access has now been included within the proposed development it would appear that this will result in the loss of some existing trees which at present provides a natural break between the houses in Oak Tree Lane & the rural area to the East.

6) At present Ryefields Farmhouse & The Woodgate Centre enjoy a 'Right of Way' over Oak Tree Lane, if this development is allowed to proceed then the owners of the new homes will also enjoy this right without the need to contribute to the upkeep of Oak Tree Lane. Whilst as residents we accept that Ryefields Farmhouse & The Woodgate Centre enjoy this right any additional use is unacceptable.

7) Generally any future developments on this site should not be considered until the A29 Link Road is constructed which will then become part of the master plan & not an isolated development, the pressure on both our local schools & doctors' surgeries are exceptional & any future developments need to be incorporated into the master plan which accommodates for an increase in these essential infrastructure needs.

8) It would appear that vehicles exiting these proposed properties will generally need to reverse onto Reeds Lane which is extremely narrow as there appears to be no practical provision for turning vehicles within the individual properties, therefore this will potentially result in a serious hazard to vehicles using Reeds Lane accessing & exiting The Woodgate Centre & Ryefields farmhouse, as Reeds lane is an unmade road & suffers from ruts & regularly floods during heavy rainfall this development will result in an unacceptable hazard to the users of these premises.

On a more technical note, & having studied the site location plan submitted with the application it is noted that it would appear that only application site has been edged in red, is this correct ?

Having referred to the guidelines set out in the validation requirements checklist

The application site must be edged clearly in red and must include all land necessary to carry out the proposed development including the land required to access the site from a public highway.

It would appear that the site location plan that has been submitted does not show the access from the public highway, which is presumably the A29, should this have been outlined in red ?. I cannot determine what planning certificate has been signed but as the access to this site is via Oak Tree Lane, I assume that Certificate B should have been signed with a Notice No.1 served on the relevant parties/individuals as appropriate which allow access to the development.

In conclusion we would strongly urge you to refuse this application.

Yours Faithfully

Clive Fish & Jayne Merritt