

Janet Bradley  
19 Oak Tree Lane  
Woodgate

**Your Ref:** OWPC20433  
**Our Ref:** AL/57/18/OUT 16-05-2018  
**Please ask for:**  
Mr S Davis

6th November 2018

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**

**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5**

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Outline application with some matters reserved (appearance only) for the erection of 30 No. dwellings consisting of 4 No. 4-bed houses, 10 No. 3-bed houses, 4 No. 3-bed apartments, 8 No. 2-bed apartments & 4 No. 1-bed apartments, communal work hub with associated car parking & landscaping. This application is a Departure from the Development Plan.

Land East of Lidsey Road Lidsey Road Woodgate

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Thank you for your internet representation made on 5th November 2018 which has been recorded as '**an objection**' with the comments as follows:

*I realise that I am late in submitting this objection but until recently I hadn't seen the yellow notice in Woodgate village. I would like to object to the above planning application on the following grounds:*

*Firstly, I am concerned about the traffic that will be generated by another 30 dwellings on top of several other planning applications recently applied for in Westergate. Coupled with the huge housing development now being built behind the Westergate garage, the increase in traffic will be absolutely unsupportable. Currently, the four houses by Woodgate Crossing are STILL up for sale (and also now for rent), a year after being built. This application is also outside of the Arun Local Development Plan. There are already traffic issues within the village and this development will only add to them. And trying to walk across the road sometimes is quite an art.*

*Secondly, as we know already, flooding in this area is a very big worry and building more houses is simply crazy. I'm concerned that the infrastructure planned will not be able to cope with the huge amount of proposed housing in our small village - which has the potential to grow into a large town! The community atmosphere would largely disappear under such proposals.*

*My third point of great concern, are the health facilities, which are currently under pressure to take more patients than it must have been originally designed for. The local school in Westergate is already over-subscribed and this further input of houses will only create more issues.*

*And my last point is, with this current plan and for many others, absolutely no consideration appears to be given to those who may be wishful of a new home but would prefer a bungalow, rather than apartments, to live in, with a reasonable size garden. I can understand that these would be more expensive and leave less profit for the builder, but surely it would help the social integration of families if accommodation of all types were available? Not everyone wants to live in a small box with no outside space and again, it would help the community to engage with one another on many different levels. And surely the PR value for any builder who might consider this would be worth it?*

*Please consider my comments when making your decision and I would be grateful to hear any further news. Thank you very much.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements).

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther  
Group Head of Planning