

Julia Logan
18 Oak Tree Lane
Woodgate
Chichester
West Sussex
PO20 3GU

Your Ref: OWPC24233
Our Ref: AL/72/19/PL 27-08-2019
Please ask for:
Raymond Cole

9th September 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing buildings & erection of 10 No. houses, comprising 1x three bedroom detached, 6x three bedroom semi detached & 3x four bedroom detached houses with associated access & parking (resubmission following AL/118/18/OUT).

Ryefields Farmhouse Oak Tree Lane Woodgate

Thank you for your internet representation made on 6th September 2019 which has been recorded as '**an objection**' with the comments as follows:

I object to the planning application AL/72/19/PL on the following grounds:

- In recent years applications APP/C3810/A/11/2163208/WF and AL/118/18/OUT have been dismissed due to the level of adverse impact. Further applications and appeals have also been rejected. The criteria used in these findings are still relevant and must be taken into consideration. As these applications and appeals have successively failed - it feels as though the applicant is merely trying to wear the authority down in the hope that they will eventually be successful, when in fact, there has been no material change in circumstances and therefore no new reasoning to accept the application.*
- Vehicular usage of the Lane to access the Woodgate Centre has increased immeasurably over the years. Lorries, Horse boxes and Commercial vehicles regularly use the Lane to access the the Centre business, for overnight parking & for deliveries etc.*
- Parking is already an issue on Oak Tree Lane with many cars 'footpath parking'. Due to inadequate parking areas on the planning proposal, it is therefore, not unreasonable to believe that the overflow of cars would spread further down an already overused Lane, making access for emergency vehicles hazardous and causing further difficulties for residents.*
- The Lane (at times) already has poor pavement access for the disabled. The proposed new development is therefore, unable to provide level or ramped clearways with unobstructed routes of adequate width, conducive to suiting the needs of many people with various forms of impaired mobility.*
- The queue from the Woodgate Crossing regularly stacks back south to Shripney and north to the Eastergate monument (more that a mile each way). This leads to queues on the Lane waiting for the road to clear and people taking risks in trying to access the A29, especially during rush/school hours. (The wait is often between 5 & 10 minutes). Not to mention the ecological nightmare caused by the fumes, which affects the local housing & two schools. This is being further impacted by the numerous new developments in the immediate area and the increased vehicular overspill onto the A29.*
- The infrastructure is not growing in line with the exponential growth in house building. The Doctors surgery is already at breaking point with several more large developments agreed, the bus service is non-existent, schools are at capacity & there is a distinct lack of public amenities in the village, all of which leads to a very high dependancy on private vehicles.*
- Oak Tree Lane is a small. private Lane which has not been adopted by the Council, therefore the maintenance and upkeep of the road and pathways falls to the residents. The increase in traffic including heavy lorry deliveries, refuse collection vehicles and construction traffic would inevitably mean a significant increase in the costs.*

- I have lived in the Lane for some 26 years and at no point have I been contacted by my 'neighbour' making the planning applications. which I understand to be a Council recommendation. This leads me to believe that they neither care about nor consider the impact on the residents.

Julia Logan

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.

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