

Mr. Floyd Baker
16 Oak Tree Lane
Woodgate
Chichester
West Sussex
PO20 3GU

Your Ref: OWPC24370
Our Ref: AL/72/19/PL 27-08-2019
Please ask for:
Raymond Cole

23rd 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 22nd September 2019 which has been recorded as '**an objection**' with the comments as follows:

My objections to the above planning application.

The revised plan for the above development is still inappropriate for the site.

As mentioned on my previous correspondence, Oak Tree Lane is a small, private estate with its own, narrow, private road through running its length; it is maintained only by the contributed fees paid by the residents of Oak Tree Lane to Hadleigh Gardens Management Co. Ltd. It is simply not fair or appropriate for only the current residents to have to pay for its maintenance when there is now light industrial usage and plans for ten more houses. Access to the site, if any planning is permitted, should be from the new bypass, that still is yet to be built and not through the lane we pay for.

Again the parking per household is insufficient; each house has been allocated two parking spaces each. Seeing as most three/four bed houses will have an average of three to four cars each these days, extra cars will have to park in the planned visitors parking and turning circle, as they do in our lane, which leaves no room for a refuse truck, some delivery vehicles or any emergency vehicles to access the site properly or be able to turn around. The refuse truck already has to reverse up Oak Tree Lane for our collections. More cars would greatly impact the already insufficient parking in the lane, with cars regularly having to park in the road and half on the pavement; this would be made substantially worse by more vehicles adding to an already growing problem.

As you quite rightly mentioned in your last refusal, there is no provision for the elderly (infirm with crutches or mobility scooter, other pedestrians and children), as there is no pavement and Reeds Lane, (where the entrance to the site would be) is an unmade, pot holed road, that floods during heavy downpour.

As mentioned in my last objection, the added traffic would also make the current problems with ingress and egress onto the A29 Lidsey Road much worse. There is always vehicles entering and exiting Oak Tree Lane throughout the day, including horse boxes, caravans, commercial beverage vehicles and lorries from the light industrial units at the end of Reeds Lane, and at times it's a very tight squeeze to get through.

The level crossing gates are down for long periods of times, and every time the timetable changes, the waiting times get longer. At certain times, during the morning rush for example, cars sit for long periods for three consecutive trains to pass causing very long tailbacks along the A29, this makes it very difficult to turn right from Oak Tree Lane onto the A29 during such times. Added vehicles would only make this worse as there is currently no infrastructure in place to take away the congestion we already have.

As stated in the Arun Local Plan Policy H SP2c (area BEW (SD5)), there needs to be the infrastructure in order to support new housing. Surely it makes sense to have the infrastructure in place before more people are drawn to the area through new housing developments in the Six Villages area as a whole. Local schools and healthcare facilities are already stretched. Waiting times and funding for these are also currently overstretched.

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