

G A & B J Maynard
10 Oak Tree Lane

PO203GU

Your Ref: OWPC24376
Our Ref: AL/72/19/PL 27-08-2019
Please ask for:
Raymond Cole

25th 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 24th September 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Sirs

Reference AL /72 /19 /PL

Objection to planning application.

We have been residents in this Lane for the past 25 years and it seems, in that time, this old adage is very appropriate, 'if at first you don't succeed, try, try again'. We have endured numerous applications over time and this particular one is just a rehashed version of AL/118/18/OUT which has just been refused for very good reasons.

I would like to state that I have no objection to the owner of this land trying to make money out of this area, or indeed building houses on it, however, I do most strongly object to the use of Oak Tree Lane as the entry and access point. This lane is a small private unadopted road maintained by the residents and totally unsuitable for the development of a small estate in someone's back garden.

This area is likely to be accessed in due course by the development of the forthcoming BEW scheme which will see the new A29 bypass constructed. This area could then, amongst others, be developed in a sensible and considered fashion with new purpose built access roads, footpaths and cycleways all joining up with the expansion of essential services including, schools, surgeries etc.

Oak Tree Lane is only finished up to where our estate ends at number 24. After that it becomes a rutted track which is only wide enough to accept a single vehicle. Although we have a pedestrian pavement up to number 24, afterwards towards the new planned entrance, any walkers would have to share the same rutted track with any vehicles using the lane. Our road has no street lighting whatsoever so after dark any walkers would have to access the new estate without lighting and no dedicated safe zone away from the traffic. Heaven help anyone with a disability!

I take particular issue with Tim Townsend (Highways Authority) and his letter dated 10th September 19 in which he states 'Consideration of the latest application submission reveals that the only outstanding technical matter appears to concern access by refuse vehicles'.

As someone who drove class 1 articulated HGV's for 12 years it seems premature to worry about accessing this estate when built, as opposed to focusing their attention on the much larger, heavier, potentially articulated, trucks which will need to access the same road/lane as your smaller refuse trucks in order to develop the estate in the first place! During my driving career we regularly delivered materials to building sites such as these using 44 tonne 6 axle articulated trucks and I can tell you it would be unthinkable to consider that they could access this particular site and turn around. The only option would be to unload across the gateway which will block the road for hours, and then have to reverse the entire length of Oak Tree Lane on to the horrendously busy A29.

This application would be far better served by using the forthcoming BEW Strategic Development Scheme and utilising the infrastructure that will supply, rather than this ill conceived and completely premature venture.

G A & B J Maynard

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