

Marilyn Holmes
22 Oak Tree Lane
Woodgate
Chichester
PO20 3GU

Your Ref: OWPC24456
Our Ref: AL/72/19/PL 27-08-2019
Please ask for:
Raymond Cole

2nd October 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 1st October 2019 which has been recorded as '**an objection**' with the comments as follows:

I objected to AL/118/18/OUT and I object to AL/72/19/PL for all the same reasons. Oak Tree Lane is a small residential development. The road is unadopted by Arun District Council and is maintained by the residents. The traffic to and from the Woodgate Centre has increased dramatically in the last two to three years and so have the sizes of vehicles. Some, namely the carpet pantechnicons, are much larger than the refuse trucks referred to by Tim Townsend (West Sussex County Council Planning Services) as being the only vehicles that could possibly cause a problem due to their size in such a narrow, unmade lane. The road leading to this proposed site is a rutted track that gets very muddy and uneven when it rains. It would be impossible for any frail, disabled or elderly person to traverse this lane safely as there is no pavement. This is particularly relevant at night as there is no street lighting. Today an ambulance was called to one of the residents. The driver of the ambulance had to ask the neighbouring resident to move their car as it was parked straddling the road and pavement. Even this did not allow enough room for the ambulance and passing cars and the ambulance driver had to park partly on the pavement. Due to the narrowness of Oak Tree Lane, any car parked partly on the pavement, especially on the corner before the lane bends to the left before exiting onto the A29 is a hazard. This development could result in twenty plus extra cars using Oak Tree Lane, with no financial input from those residents.

I note from the submitted documents that Laura Gibbons Engineer (Drainage and Coastal) that she objects to this proposal on the grounds that excess surface water could result, especially if there is a once in a ten year period of heavy rainfall. Her recommendation is that a survey should be carried out over the winter months to determine the level of risk. I am assuming that this will be mandatory so that the development complies with W SP1, W DM1, W DM2, W DM3 of the Arun Local Plan?

Part of the WSCC response states that 'Larger choice of shops and employment can be reached by public transport'. Tim Townsend obviously hasn't read the bus times for the services that run along the A29 or he would know that this is incorrect.

As I stated previously, the local school, Aldingbourne Primary, is already at capacity. Any expansion of that school was taken away by the development of 70 plus houses recently built in Hook Lane, which was on land immediately to the rear of the school. As the houses in the proposed will be family houses, it is unclear where the children of these families will go to school. No doubt these will have to go to schools away from the immediate area, resulting in more car journeys onto the A29, which is heavily congested at

peak times, including the school run.

This proposed development is an overdevelopment of a very congested area.

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