

Tony Holmes
22 Oak Tree Lane
Woodgate
Chichester
PO20 3GU

Your Ref: OWPC24470
Our Ref: AL/72/19/PL 27-08-2019
Please ask for:
Raymond Cole

3rd 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 2nd October 2019 which has been recorded as **'an objection'** with the comments as follows:

I strongly object to the proposal for the building of dwellings on the land adjacent to Ryecroft Farmhouse, Reeds Lane/Oak Tree , Woodgate.

I consider the development totally unsuitable for the lane as it will contribute to an already overbusy lane and will add to the traffic congestion not only by vehicles trying to get from the main A29 to the existing houses in Oak Tree Lane and to the small industrial units at the Woodgate Centre.

At the beginning of the proposed development there is the beginning of a very narrow unmade lane (Reeds Lane) which is the extension of Oak Tree Lane. At this point there is no footpath/pavement and so would be a considerable disadvantage for the safe passage of pedestrians from the existing pavement in Oak Tree Lane to the proposed development. Now assuming that young families with pushchairs and prams or even elderly folk or people with disabilities need access to the main A29, this could cause problems in the future for their safe passage. This point is a holding point for vehicles some of them being very heavy HGV's e waiting for traffic coming down from the Woodgate Centre to pass by as there is not enough width for two passing vehicles. This, at the present time often causes a bottleneck which has a knock on effect down the lane,,both ways.

Oak Tree Lane is already experiencing problems with parking, especially on pavements and this has created a problem for emergency vehicles where the crews have had to search for the owners of the cars requesting for them to be moved. As has already been pointed out refuse and heavy delivery lorries will add to the already existing problems and so additional traffic would be most undesirable and could put people at risk.

Due to the lack of play facilities many young people play on the green near to the entrance to Oak Tree Lane and this year there have been a number of near misses where young children have come into near conflict with cars travelling up and down the lane, consequently the addition of extra traffic would heighten the problem.

This year I have had to speak to a number of drivers who persist in travelling at unsafe speeds, very often at a point close to the proposed development and this is the point where there is no pavement or suitable path.

I notice that reference has been made to public transport, shops and schools. These are areas which are already overstretched and in some cases where the facilities are unsatisfactory or are very poor and so to overburden these would be totally irresponsible. Regrettably observations and assumptions are made by those who have a blinkered view of the situation based on short visits, often by people not directly connected with the local 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