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10th November 2020

Nathan Clark
Ryfe House, Hook Lane
Aldingbourne
Chichester
West Sussex
PO20 3TE

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: AL/79/20/OUT

Site Address: Land to West of Hook Lane Hook Lane Westergate PO20 3TE

Description of works: Outline planning application with some matters reserved (Layout, Scale, Appearance and Landscaping are to be determined as reserved matters) for the construction of 10 No. dwellings & the creation of a new vehicular & pedestrian access on to Hook Lane. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 9th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31098

I take issue with many aspects of this application.

Firstly, The transport assessment mentions 'Alternative' transport repeatedly for short journeys to the local facilities of Woodgate. have you been to Woodgate? i'd like to understand what facilities this assessment refers to. The nearest facilities I deem worthy of a visit are a car journey away. The only reason any of the community of Hook Lane walk anywhere is purely for recreational purposes.

To promote this 'Alternative' mode of transport (walking) as a way of negating any obligation to provide sufficient parking for, or hide the true potential impact of increased traffic movements of any proposed development is frustratingly naive.

Secondly, the location of the access road to this development. I believe this should be re-sighted utilising the existing access road to the nursery.

Thirdly - And perhaps most importantly, Hook lane is exactly that - a LANE. It is barely passible for two-way traffic in many places. I strongly believe any increase in traffic above the currently accepted levels including the existing new developments will be too much - Will have yet to see what impact the Barnfield development will have when it is finished. Now is not the time to be accepting any further applications without re-visiting a traffic survey in the very least.

And of course, I live directly opposite this proposed development so would be greatly concerned by how the construction works will affect me and my young family and a daily basis. From access/egress to my property, noise, construction traffic, increase of rodents from the fields seeking refuge, de-valuation of my home!(people

like to live opposite fields, not houses)

As you can appreciate, my objections are numerous and not without merit. I'm not simply objecting with NIMBYism, I genuinely believe that for the benefit of Hook Lane, there should be no more residential development for fear of losing its identity and character.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.