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20th July 2021

Samantha allan
27 Oak Tree Lane
Woodgate
Chichester
West Sussex
PO20 3GU

Case Officer: Brenda Louisy-Johnson
Telephone: 01903 737972
Email: brenda.louisy-johnson@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AL/81/21/PL
Site Address: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU
Description of works: Demolition of existing building & erection of 5 No houses comprising 1 No 4-bed detached, 2 No 4-bed link detached & 2 No 3-bed detached houses with associated access & parking (resubmission following AL/72/19/PL). This site is in CIL Zone 1 & is Zero Rated.

Thank you for your internet representation made on 19th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38462

Being a resident of Oak tree lane, I wish to object to this proposal. The application is premature to the barnham / eastergate/Westergate master plan. The developers have agreed to consolidate planning applications to enable a holistic view of the various matters. This application would appear contrary to these agreements and if allowed, would open the door to a free for all by all developers to jump the gun and avoid and agreements made. This could result in a loss of infrastructure such as schools and doctors.

I do not wish for oak tree lane, a private road, to be linked up the the new proposed link road. This would cause untold amounts of traffic on our small private cul de sac, unadopted road that we pay for.

The proposed houses look very different from existing homes. These houses will increase the burden on local infrastructure schools, doctors, dentist, drainage. I have a disability and even now, I have to wait one month before I can get an appointment with my doctors at eastergate. We have had to call out at least twice per year to have the drains looked at as they are currently inadequate for the houses already here. The toilets get blocked and the drains back up whenever there is heavy rainfall or if there are any blockages (sticks, wipes etc) that have built up.

Access to a29 is extremely difficult at the moment with the amount of traffic currently allowed, to permit this, along with other possible developments as part of the master plan, would make matters a whole lot worse. There is a safety issue now trying to get out of oak tree lane to turn right, it's near on impossible.

As mentioned this is a private road that the residents all contribute towards. As far as I know the current residence ryefields farmhouse, do not contribute but have right of way. To allow many more houses right of way without contributing towards upkeep is criminal.

This is a family road where children play outside on their bikes and on the green, and having numerous HGVs for however long, would be dangerous. Oak tree lane is not the right place for a development of this kind for reasons outlined above.

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 including your name and address 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 Planning 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 Planning 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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.