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29th July 2021

G A & B J Maynard
10 Oak Tree Lane
Woodgate
Chichester
West Sussex
PO203GU

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 24th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38756

Sir

We strongly object to the above planning application to build 5 new homes on land adjoining Ryefields Farmhouse. The plot in question is surrounded by private land and has no direct access onto adopted Council maintained public roads or pavement and as such would have questionable 'rights of way' conferred onto these properties should this development ever get the go ahead.

The previous application for a larger estate built on the same land was rejected in part, due to large vehicle access and turning (12 metre refuse bin lorries) and the fact there was no safe purpose built footpath to the proposed development from our existing estate. At the point our estate finishes the continuation of the lane is just a narrow 'pot holed' dirt track which has never been properly maintained and would be totally unsuitable for pedestrian access especially as our estate is unlit.

The new proposal suggests they have overcome this issue but seems lacking in detail as to how, in light of the fact the land between us and the lane are not theirs to develop?

I would also ask the planning officers to consider the following points;

During the construction stage much larger and longer articulated delivery trucks will be routinely used for delivery of materials and machinery to the site usually in excess of 16 metres, what plans are included for

turning these vehicles on site and indeed for accessing our small narrow estate roads?

Where are the builders and all of the construction team intending to park their private vehicles whilst on site?

Our roads are private and therefore maintained at the residents costs. Who will be responsible for the clearing of site waste dirt & dust which inevitably will build up and any damage caused by construction vehicles?

We have thousands of new homes being planned and in development around us which, for the most part, are tied in with new roads, cycleways, pavements and infrastructure to support. This small development has no connection to the wider picture and it seems completely out of step as this land could perhaps be more sensibly accessed from the eventual development of the BEW scheme.

G A & B J Maynard (10 Oak Tree Lane)

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](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.