



Arun District Council
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29th July 2021

Janet & Laurence Bradley
19 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 25th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38775

19 Oak Tree Lane
Woodgate
Chichester
West Sussex
PO203GU

Arun District Council
Planning Department
Civic House
1 Maltravers Road
Littlehampton
BN17 5LF

25 July 2021

Dear Sir,

We are writing to object to the Planning Application AL/81/21 Ryefield Farmhouse, Woodgate.

We are objecting to this application for the following reasons:

1. The application would appear to be premature to the Barnham/Eastergate/Westergate Master Plan and contrary to the agreements already in place. If allowed, this could open the door to a 'free for all' by developers to 'jump the gun' and avoid any agreements made, thereby resulting in the loss of infrastructure which is already under pressure from constant building applications and considerably increased traffic on the A29.
2. Road safety has always been an issue within this area as there are always lorries, vans and other vehicles travelling up and down Oak Tree Lane. Many children play on the green and we are constantly worried about the safety of these children. Some drivers seem to have no sense of how fast they are moving, and don't seem to appreciate the need to slow down whilst travelling down this lane. It can at times be very congested and a further five houses can only make it worse, with heavy HGVs driving up and down the lane for Heaven knows how long. An accident waiting to happen!
3. Access to and from Oak Tree Lane is already an issue and with the Wings Nursery houses proposed will make it even worse. The addition of five houses (larger in size rather than smaller 1 or 2 bedroom units) would only encourage more traffic, with the potential of each house having three or four cars to each unit, that's fifteen more cars moving along the lane plus more parking spaces being required in what is already a very difficult and congested area to park.
4. One big concern is the issue that The Developer is relying on the current easement (Right of Way) being transferred to them and future house buyers. This easement is enjoyed by the owner of Ryefields Farmhouse but it's by no means certain that it would be viewed as 'Successors' but as an 'Addition' and therefore not entitled to the transfer of easement.
5. One other option for The Developer to consider would be to use the Woodgate Road access, which is part of the future east/west road from the Re-aligned A29 plan. It would provide the development site with all service facilities.
6. The proposed houses will also look very different from the existing dwellings on Oak Tree Lane and would spoil the current cohesive design that has been used to date.
7. This area of Barnham/Easter/Westergate plan, which includes Woodgate, is also under pressure from the lack of local facilities i.e. schools, doctors, dentists, lack of leisure facilities and this application will only add to the difficulties already in place to obtain a place in school or an appointment at any of the above.

Yours faithfully,

J & L Bradley

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.