



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

30th July 2021

Julia Logan
18 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 25th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38785

I object to the planning application AL/81/21 Ryefields Farmhouse on the following grounds:

- In recent years applications AL/72/19/PL, APP/C3810/A/11/2163208/WF and AL/118/18/OUT have been dismissed due to the level of adverse impact. Further applications and appeals have also been rejected. The criteria used in these findings are still relevant and must be taken into consideration. There has been no material change in any of the circumstances and therefore no new reasoning exists under which, to accept this application.
- The Developer continues to assume access to their site will be via Oak Tree Lane, relying on the easement, afforded to the owner of Ryefields Farmhouse being transferrable to them & subsequently future house buyers. The Developer fails to acknowledge that new home-owners would be 'Additions' & therefore not covered under the original easement. Any transfer of easement is by no means certain.
- Vehicular usage of the Lane to access the Woodgate Centre has increased immeasurably, over the years. Lorries, Horse boxes and Commercial vehicles regularly use the Lane to access the Centre business, for overnight parking & for deliveries etc. Larger vehicles using the Lane often find it impossible to turn & cause damage to hedges, mount pavements or have to reverse out of the Lane onto the A29 (which is extremely dangerous for both residents and road users).

- Parking is already an issue on Oak Tree Lane with many cars 'footpath parking' or double parking, meaning that access for emergency service vehicles can be at best hazardous and is often impossible. Increasing traffic flow would simply exacerbate the problem and have a direct impact on current residents.
- The necessity for pavement parking (due to lack of parking space) means the Lane at times already has poor access for the disabled. The proposed development would be unable to provide level or ramped clearways with unobstructed routes of adequate width, conducive to suiting the needs of many people with various forms of impaired mobility. The developers would be unable to provide a continuous pathway to their site due to an unmade entry access between Oak Tree Lane and the proposed development site.
- The traffic queue from the Woodgate Crossing regularly stacks back south to Shripney and north to the Eastergate monument (more than a mile each way). This leads to queues on the Lane, waiting for the road to clear and to people taking risks in trying to access the A29, especially during rush/school hours. (The wait is often between 5 & 10 minutes). Not to mention the ecological nightmare caused by the fumes, which affects the local housing & two schools. This is being further impacted by the numerous new developments in the immediate area and the increased vehicular overspill onto the A29.
- Amenities show installation and access via Oak Tree Lane, all of which require permission but no such permissions have been sought or granted.
- Oak Tree Lane is a small, private Lane which, has not been adopted by the Council, therefore, costs for maintenance and upkeep of the road and pathways falls to the residents. The increase in traffic including heavy lorry deliveries, refuse collection vehicles and construction traffic would inevitably mean a significant increase in our costs.
- I have lived in the Lane for some 26 years and at no point have I been contacted by my 'neighbour' making the planning applications, which I understand to be a Council recommendation. This leads me to believe that they neither care about nor consider the impact on the current residents.

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.