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30th July 2021

Sally Arbuckle
24 Oak Tree Lane
Woogate
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 26th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38805

I live at 24 Oak Tree Lane and the proposed development will significantly impact my family and the rest of the residents in the lane. Firstly, we pay for the up keep of the lane as it is privately maintained and access is a right for us but is not automatically transferable to a new development. We have seen a significant increase in traffic in the lane by users of the stables and yard next to the proposed site. The road layout is NOT suitable for this existing traffic and vehicles stop constantly at the end of my property as the access is single vehicle only. Whilst the applicant states that the road will be widened, this will only be possible after the 7 metre gap from my property to the applicants land. This means that there will be additional traffic waiting for access with idling engines causing unnecessary and very much unwanted emissions. I work from home and my office is at the front of my house, I also suffer [REDACTED] - this will have ramifications to my health. Not least with the building process. The road simply is not designed or in any way suitable for ANY additional traffic. The vehicles that currently access the farm area are continually blocking my driveway and access whilst waiting for other vehicles to pass. To add to this already ridiculous situation is not acceptable. The planner may well widen the road but that is beyond the gap passed my house and will not benefit residents of Oak Tree Lane. As previously mentioned, as residents we are responsible for the maintenance and already see the deterioration with the continual traffic accessing the farm area. To allow all of the vehicles concerned with building the development along with the addition of the new residents vehicles is simply intolerable. When our extension was approved, we had to ensure that it was of the same design as existing houses in the lane. The proposed houses are very different in design.

There is an ongoing plan for our area - The Southern Consortium. This is to consolidate applications to enable a holistic approach and this is common sense. To agree to this 'one off' application would be premature and damaging to our already fragile infrastructure.

When considering road safety, the lane is already over populated with vehicles and this is already a hazard. From my property, I cannot walk to the end of the lane and the A29 safely as there are cars parked on the pavements. To drive to my house from the A29, we negotiate chicanes and oncoming traffic. There are young children living here and this is already a road safety issue without adding further traffic. Exiting Oak Tree Lane is already difficult, a serious accident occurring only weeks ago involving a resident. Planners cannot be sure at this stage that the A29 traffic will ease in the years to come and with the new development about to start at the Wings nursery site, this is already going to compound the congestion problems.

I am not adverse to development and fully appreciate the need for additional housing but to add more dwellings on this specific site is not acceptable. I urge the council to deny these plans.

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.