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30th July 2021

Tony Holmes
22 Oak Tree Lane
Woodgate
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 27th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38846

I strongly object to the proposal for the building of dwellings on the land adjacent to Ryecroft Farmhouse, Reeds Lane / Oak Tree Lane, Woodgate.

I consider the development totally unsuitable for the lane as it will contribute to an already overbusy lane and will add to the traffic congestion not only by vehicles by vehicles trying to get from the main A29 to the existing properties in Oak Tree Lane and to the industrial units at the Woodgate Centre but also by vehicles trying to exit which can take some considerable time causing a vehicle blockage.

At the beginning of the proposed development there is the beginning of a very narrow unmade lane (Reeds Lane) which is an extension of Oak Tree Lane. At this point there is no footpath or pavement and so would be a considerable disadvantage for the safe passage of pedestrians from the existing pavement in Oak Tree Lane to the proposed development.

Young families with pushchairs and prams or even elderly pedestrians and people with disabilities would find it an impossibility to safely access the main A29.

The beginning of Reeds Lane and Oak Tree Lane has at times become a holding point due to the width of Reeds Lane where only one vehicle at a time can travel due to the narrowness of access. Sometimes a considerable number of vehicles have to wait to allow traffic coming down the lane to pass.

I understand that there is a stated width of passage by which an ambulance or fire appliance is needed to gain access to a property and I do not think this standard meets regulations.

Oak Tree Lane is already experiencing problems with parking especially on pavements and this has resulted in emergency crews recently having to find vehicle owners to request that the vehicles be moved. Heavy delivery vehicles and refuse vehicles would add to the already overburdened lane traffic.

Due to the lack of play facilities many young people play on the green near to the entrance of Oak Tree Lane

and this year there have been a number of near misses where young children have come into conflict with cars travelling up and down the lane and so extra traffic would heighten the problem.

There has been a problem of a number of drivers in cars and commercial vehicles driving at unsafe speeds at a point very close to the proposed development and this is the point where there is no pavement or suitable path.

The proposed houses will add to the already overstretched local facilities of which there is a considerable shortage.

It seems that the proposed development fails to link with the local plan and a little consideration and forethought could solve many of the problems.

Will the owners of the new houses proposed, have right of way over Reeds Lane as the lane is owned by another party?

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.