



Arun District Council
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30th July 2021

Marilyn Christine 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:

OWPC38860

I objected to AL/118/18/OUT, AL/72/19/PL and now AL/81/21/PL for all the same reasons. Oak Tree Lane is a small residential development. The road is unadopted by Arun District Council and is maintained by the residents. The Developers assume that the development will be able to access the lane leading from it and then onto Oak Tree Lane. The lane is owned by The Church Commissioners and, as far as I am aware, no representations have been made to them by the Developers. If access were to be allowed from this proposed development, it would result in considerable extra wear and tear on the road which we, as residents have to pay to maintain, with no contribution from any future residents. In addition, Oak Tree lane could not support heavy machinery going backwards and forwards as part of the building process. One of my objections to the previous application was the lack of a footpath which would have made it impossible for anyone with a disability or indeed a pram/pushchair to traverse safely. This was especially relevant at night as there is no street lighting. The Developers have stated they will build a footpath. This is a problem for two reasons, 1) this will further narrow the unmade lane, making it very difficult for fire appliances, etc. to pass along, (as it is, two cars cannot pass each other: one always has to wait while the other passes) and 2) there is a 7 metre gap between the end of the lane and the beginning of Oak Tree Lane, meaning those on the footpath would have to go on to the unmade lane for this distance.

The design of the houses is inappropriate for local need. The proposal is for 4/5 bedroom houses, when 2/3 are needed (as per the local plan). It is mystifying why the Developers have not liaised with 'The Southern Consortium' which has agreed to consolidate planning applications to ensure a holistic view of all the various matters concerned. Pye Homes will soon be submitting a planning application to build houses on the land adjacent to the proposed development. This planning application is at odds with the Pye plan and certainly

will not be part of a holistic approach.

This application is ill thought out, the Developers have made inaccurate assumptions and it is premature when considering what is planned for the Barnham, Eastergate and Westergate strategic development.

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.