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26th October 2020

Dr Anca Voropanov
The Coach House
Norton Lane
PO20 3NH

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@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/70/20/PL
Site Address: West Barn Old Dairy Lane Norton PO20 3AF
Description of works: Residential Mews consisting of 6 No dwellings. This application may affect the Norton Lane, Norton Conservation Area, may affect the setting of a listed building, is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable.

Thank you for your internet representation made on 25th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30667

'I am writing to object to Planning Application AI/70/20/PL which is a repeat of two previous applications on the same site. The proposal for a row of six terraced properties is not sustainable and is damaging to the character of the Conservation Area and the 'Quiet Lane'.

The building of this development would permanently increase the volume of traffic in the lane. From cars to rigid delivery vehicles. The lane is already used as a cut through between the A27 and Nyton road which makes the quiet lane a dangerous. Increasing traffic through Norton lane would make the lane impassible to resident cars, emergency vehicles and residents by foot.

The lane is not equipped with a footpath for the mainly elderly residents as well as for the very young. We have measured the lane from both entry points and found that in places Norton lane is below the width of a single way carriage in England. According to the Rural road design criteria (UK Government) a single track road should be of a minimum 3.5 meters.

Norton Lane presents blind bends, concealed entrances (due to the winding of the lane all residences present concealed entrances) with no passing places and reduced visibility.

Our measurements have found that the width of the lane in places is reduced to 3.2m and 3.4m on blind bends.

Just at the A27 entrance into Norton lane the width is reduced on a blind bend to 3.28 m! Just north of Norton cottage the lane narrows again to 3.45m.

Dell cottage entrance lane narrows to 3.4 m!

Opposite Harvests house the lane narrows to 3.28m . Opposite this dwelling vehicles are parked. Just north of Norton cottage the lane narrows to 3.45m.

Additionally there is no street lighting in Norton lane. There are also no footpaths or even refuge spaces for pedestrians.

According to the: Rural road design criteria

"A.6.7 For safety reasons, the normal width of single-track roads shall be 3.5 metres (above which the risk of uncertainty increases about whether two vehicles can pass each other over a length without passing places)" According to this criteria Norton lane falls in places below the width of a single track road! There are no passing places in the lane and this criteria doesn't consider the danger to human and wild life due to the layout and narrowing of the lane. Verges are already destroyed by the existing traffic from A27. "A.6.8 Inter-visible passing places must be provided on single-track roads at a maximum spacing of 200 metres."

"A.6.9 The combined width of single-track road plus passing bay shall be 5.5 metres over a length of 5 metres (or 15 metres where likely to be used by buses or heavy goods vehicles). Heavy goods vehicles will need access to the development for the build and after for delivery of gas and other goods. Norton lane does simply not comply with the criteria.

Also according to "Minimum road widths in England

4.1 metres is the minimum width for a car to pass a car. 4.8 metres is the minimum width for a car to pass a rigid vehicle. 5.5 metres is the minimum for a rigid vehicle to pass a rigid vehicle."

Again Norton lane is not equipped with a width under which two cars can safely pass each other or rigid vehicle passing through the lane. Such increased and unsustainable occurrences of rigid vehicles and or cars passing will not only be dangerous to human and wild life, but will completely destroy the nature of Norton Lane, "a quiet lane".

Therefore such development has to be rejected.

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 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 Development Control 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 Development Control 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.