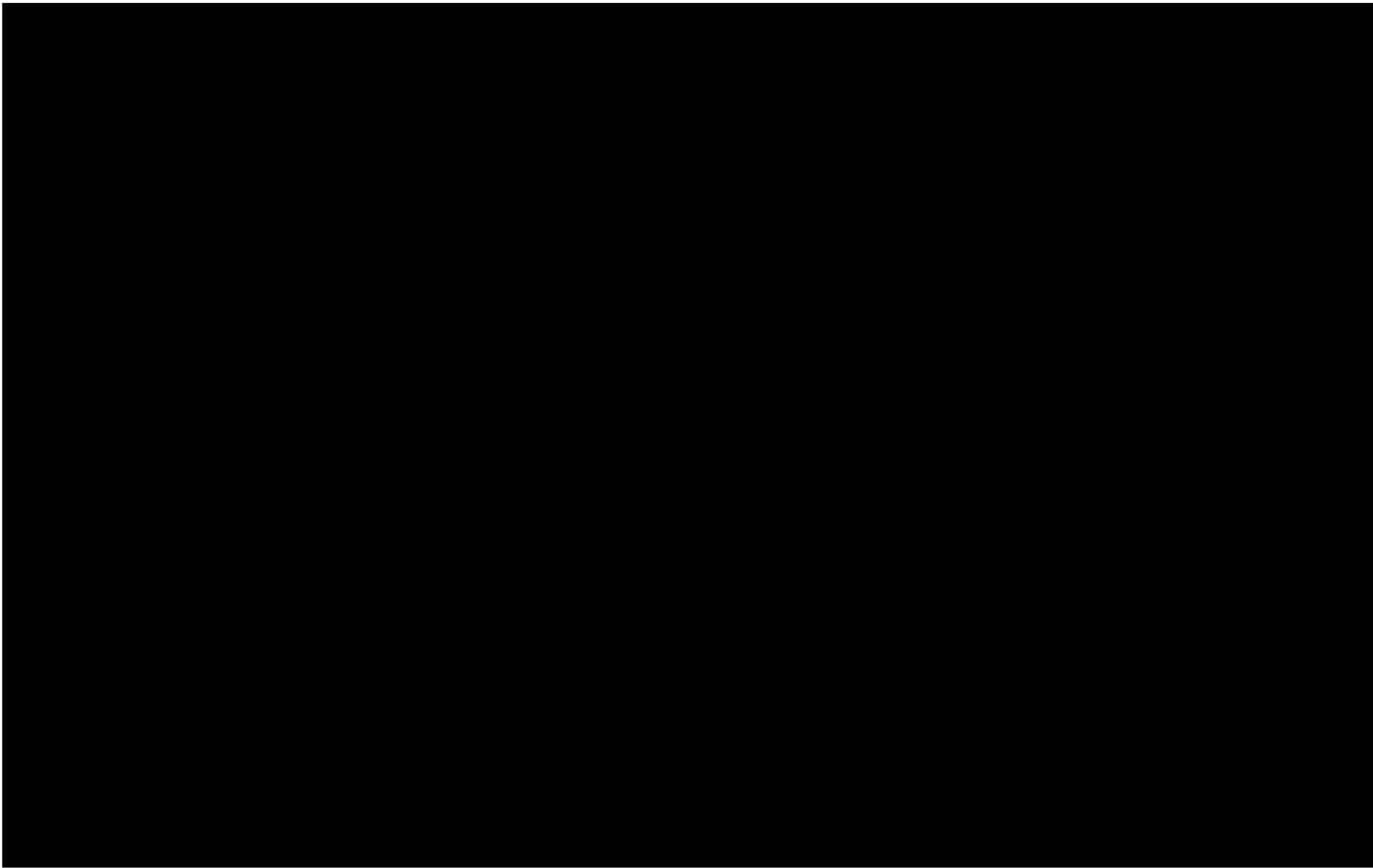




From: Norman Hadley [REDACTED]
Sent: 10 May 2018 14:46
To: Planning
Subject: A/38/18/RES - Objection

Please find attached my letter objecting to the above Planning Application A/38/18/RES Manor Nursery Garden Centre, High Street, Angmering.

Norman Hadley

16 Weavers Ring
Angmering
BN16 4AJ

9th May 2018

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF.

Dear Sir or Madam

Ref Objection to Application A/38/18/RES Manor Nursery Garden Centre Development

My objection to the above application relates only to the proposed use of the High Street as the access to the development. My objections are based on 3 issues.

1. Health & Safety.

A medium sized car has a width, including the wing mirrors, of 2 meters. The proposed road in the plan has a minimum width of 3.4m making it impossible for 2 cars to pass one another in this section, possibly causing vehicles to mount the footway. The minimum safe width for 2 medium sized cars to pass one another is approx. 4.5m, however, even this width would not be suitable for larger vehicles such as vans and builders' lorries, which will obviously be accessing the site during the development.

It is also noted that the footway is reduced to 1m width along sections of the 3.4m road width, so the situation therefore exists where we have minimum road width and minimum footway width at the same time and no separation between the footway and the road. This is obviously a dangerous situation for pedestrians. Also there is a lack of shoulder room on the side of the footway furthest from the road.

The wing mirrors of vans and larger vehicles extend a considerable distance from the body of the vehicle and there have been a number of reported accidents where pedestrians have been struck by these mirrors when a vehicle has driven very close to the footway, causing the wing mirror to overlap the footway.

The proposed 1m sections of the footway will not allow pedestrians to easily pass one another without moving onto the roadway. The road is currently used by people pushing buggies with small children, dog walkers, ramblers – this road is the main access from the village to Highdown and the National Park – together with cyclists and horses. People walking from the village to the bridge over the A280 will have to make a minimum of 2 road crossings in the High Street, the second one being across the proposed entrance to the new development where vehicles will be leaving or entering. Obviously the reverse applies to people coming over the bridge into the village.

2. A Suitable Alternative Access is Already Available

A suitable access to the development already exists on the Swanbourne Park estate at Nansons Lane. This was the originally proposed access to the development and has numerous advantages. The footway on Swanbourne Park is generally at least 2m wide and is separated from the road by a grass verge, 1.5m wide, creating an extremely safe route for pedestrians. The road on the estate is amply wide enough for vehicles and the route from Roundstone Lane to the alternative access already exists. Use of this access would also have the benefit of saving the cost associated with the proposed High Street access. Whether this cost would be borne by the Developer or Arun is immaterial as the money saved could be used elsewhere, where it most needed.

3. Loss of Amenities

The High Street, pass the Spotted Cow and leading to (a) the bridge over the A280 onto Highdown and (b) Cow Lane, is really no more than a country lane which is enjoyed by the general public and is currently a safe place for pedestrians to walk, people to walk their dogs, cyclists to cycle, horse riders to ride their horses etc.

The Spotted Cow holds a number of enjoyable events each year where the crowds attending frequently expand onto the road outside the pub as there is currently no problem with traffic. However this would change if the lane were used as access to the Manor Nursery development.

Owners of houses along this part of the High Street frequently park their cars outside their property and the end house, nearest to the Spotted Cow, has no garage so I assume the residents will want to park their car in the High Street. With the proposed changes to the High St, no parking would be allowed in that area. Home owners have parked their vehicles in the High St for as long as I can remember and the changes proposed would remove this right from them. Where do you suggest they park their vehicles if these plans go ahead?

Summary

The proposed access route offers no advantages to the villagers of Angmering and only removes amenities for people living there. The plans will change what is currently a pleasant and safe country lane into a hazardous environment for pedestrians and other road users. This is particularly the case during the building of the development when large builders' lorries will be accessing the site on a regular basis.

The design of the proposed access route is the worst I have seen, virtually pushing vehicles and pedestrians together and creating a situation where accidents are bound to happen.

Yours faithfully

Norman Hadley