

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 15 May 2017 09:34
To: Planning Scanning
Subject: FW: The Cottrells

From: Anita Gardner
Sent: 15 May 2017 09:11
To: Planning.Responses
Subject: FW: The Cottrells

Please treat as a rep for A/64/17/DOC

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Alison Driver [REDACTED]
Sent: 14 May 2017 12:24
To: Anita Gardner
Subject: The Cottrells

Dear Mrs Gardner,

Having viewed the new site layout drawing AD962/03 A and read the WSCC consultation I would like to raise the following:

1. WSCC have asked for a banksman to be used for reversing onto and off the site. In addition I ask that banksmen are needed for large vehicles coming into and out of The Cottrells at the junction with the High Street. Access into and out of The Cottrells from the High Street is blind in all directions. There is no pedestrian footpath in The Cottrells road and it is so narrow that any vehicle above 3 tonnes has to fold in its wing mirrors. There is no pavement on one side of the High Street at the junction with The Cottrells. Pedestrians are very vulnerable at this point, and there is no alternative to walking in the road. It is a busy pedestrian route into the centre of the village and to the schools. It is frequently used by parents with small children, school children and elderly residents. There is a very real risk that large trucks could turn into The Cottrells from the High Street and pedestrians be directly in their path. The road has an incline which means vehicles making the turn are also accelerating to make the gradient. On leaving large trucks may not have their wing mirrors out and hence blind to their rear, at the junction they may go to pull out and need to reverse suddenly to avoid a collision with a vehicle in the High Street. If vehicles or pedestrians are in the road behind they would have no warning and an accident could easily occur. Without seeing the site on the ground it is very hard to appreciate just how narrow the roads are and how tight the turns are. The construction site is a short walk from the High Street and easily accessed by the banksmen operating from the site.
2. WSCC have also noted that some deliveries may need to be undertaken from the roadside. If the vehicles delivering to the site do not fit on the site they will block the road completely, if this is

unavoidable the residents need to be made aware of the timings in advance so they can make the necessary arrangements to avoid being blocked into and out of the road. Signs need to be in place to avoid vehicles turning off the High Street into The Cottrells. If no warnings are given and vehicles turn from the High Street into The Cottrells it could be impossible for them to safely reverse back onto the High Street (because it is blind) and hence complete grid lock occur.

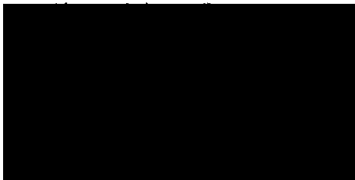
3. At some stage of the development it will be necessary for the new premises to be connected to the main services (drains, water, etc...). I believe these are all situated beneath the road outside the site. Digging up the road at this point could make it impassable and as in point 2 above precautions need to be made and the road not left blocked overnight.
4. The plans also still only show one parking space on the site. This would seem to be unrealistic given the number of trades who will be working at any one time.
5. Are there any conditions in place to ensure that the developer keeps the road clean and free of mud and debris?

I look forward to receiving feedback on the above.

Kind regards

Alison

Alison Driver



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