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11th March 2022

Richard Blott
Bennetts
Eastergate Lane
Eastergate
West Sussex
PO20 3SJ

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: BN/14/22/PL
Site Address: Land rear of Cedar End Eastergate Lane Eastergate PO20 3SJ
Description of works: 1 No. 5 bed detached bungalow with new vehicular access. This application is within CIL Zone 3 and is CIL liable as new dwelling. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 11th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45075

The documentation supporting this planning application is inaccurate in some aspects and requires clarification of the following issues.

The visibility splay drawing No 1671-SYM-00-ZZ-DR-A-0209-PO1 overlies the OS map and not the land survey and does not show all relevant features.

A revised visibility drawing needs to be produced overlying the land survey rather than the OS plan for accuracy, with Bennetts, Dundarg and Keeper's Cottage entrances accurately indicated so that any impact on these existing accesses can be properly assessed.

Also dimensions need to be provided for the entrance layout as it is difficult to measure from an A4 printout, again so the impact on neighbouring properties can be fully assessed.

Assuming a new entrance and driveway road base, to permit access to the back land for construction traffic, is planned early in the development, an assessment of the potential construction traffic impacts on the access to Bennetts opposite, and other neighbouring properties is required.

The proposed new access drive running up to the back land site looks quite narrow and runs in very close proximity to the existing Cedar End garage and dwelling. Clarification is required of the vehicular (particularly HGV) movements for construction and materials delivery. eg: Will many materials be delivered from off Eastergate Lane and run up to the site on dumper trucks or be directly delivered to back land? Recent experience of other developments indicate some HGVs will be delivering sizeable structural items, given such

a large dwelling, and so will need to deposit close to the building area. Whether those HGVs drive into the new entrance to access the back land site and reverse out into Eastergate Lane or planning conditions require all to reverse into the new entrance and drive out forwards for safety reasons, needs to be clarified.

On other recent applications, such as Folly Farm, tracked HGV entry/exit has been produced to clearly show heavy vehicle manoeuvres.

Similar clarification is needed to assess road safety (Eastergate Lane has a 40 mph speed limit) and impacts on Eastergate Lane and my property opposite (the applicant needs to produce a plan of prediction of HGV movements tracks, using the land survey as a base plan, rather than the OS?

I am not against appropriate local development in principle but planning applications need to provide all the information to assess road safety issues and the impact on neighbouring properties.

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/what-happens-next>.

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/planning-application-search>

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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>