



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

4th June 2021

Tony Occleshaw
Poachers
Eastergate Lane
Eastergate
West Sussex
PO20 3SJ

Case Officer: James Cross
Telephone: 01903 737784
Email: james.cross@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/42/21/PL
Site Address: Folly Foot Farm Fontwell Avenue Eastergate PO20 3RU
Description of works: Demolition of existing dwelling, garage & commercial buildings & erection of replacement dwelling, garage & commercial building (Use Class B1 (E) B8) with associated vehicular accesses from Eastergate Lane & hard and soft landscaping. This site is in CIL Zone HSP2 (Zero Rated) & is a Departure from the Development Plan.

Thank you for your internet representation made on 4th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37092

I have no issue with the plan for the house and it's access, I strongly object to the new entrance for the purposes of the commercial B8 business being on Eastergate Lane.

There is a long history of near misses at the junction of Fontwell Avenue and Eastergate Lane with commercial vehicles that arrive from the Fontwell Roundabout direction.

At 8m - 12m in length, these vehicles cannot safely turn from Fontwell Avenue into Eastergate Lane, they have inadequate visibility and invade the lane of traffic travelling West to that junction.

The vehicle tracking plan also shows how excessively large the vehicles are relative to the width of Eastergate Lane, and how vehicle movements to and from the site will require the use of both sides of the lane.

It would be far more appropriate - and safer - to have the business access from the SE corner of the site directly onto the new A29. The current business access is directly to the A29 so this would be consistent, a precedence has also been set with the re-designed access for Halo on Barnham Road, that is being made directly to the new A29.

There is also a history of B8 business blighting the rural / residential nature of Eastergate Lane - Parkers was the worse, excessive operating hours (starting at 3am) causing noise pollution and disturbing sleep, queues of lorries parked in the road causing obstructions, abusing behaviour towards the residents, damage to verges and trees, etc.

It is wholly inappropriate to have this new business access on Eastergate Lane.

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.