

Application BN/42/21/PL Objection from Mr & Mrs Smith, Chantry Cottage, Copse Lane,
Walberton, BN18 0QH

We object to this planning application and the presumption that the loss of Folly Foot House and the commercial buildings merits an expectation that adjacent land will be an acceptable compromise, no matter how appropriate it may be. We believe this planning application should have been submitted as two. One for the residential property and the other for the proposed commercial units.

We do not object to the proposed residential property but do strongly object to the proposed development of a new 5 unit commercial park. The owners of Folly Fruit farm and outlying buildings will be fully compensated by the developer for the sale of their land and the planners have no obligation to treat this application from any other. It should also be noted that West Sussex Planning application BN/126/20WS provides for 104,000 sqm of commercial development space. Would this not be the right location for this commercial company ?

We believe the proposed siting of the 5 commercial units is of such a size in both height and length, as to fundamentally change the landscape for all neighbouring properties and the residential properties which are planned to be built opposite.

The proposed change in commercial use means that the range of potential tenants/owners makes modeling for traffic usage impossible, and as such the calculations/assumptions made in the GTA transport report are of little value.

The broad commercial categories of use proposed means the commercial park could easily operate 24 hours a day. Without knowing what companies may occupy the units it's impossible to know what the true effect will be on Eastergate Lane and the local residence.

The noise pollution that would be created by HGV's making continuous deliveries will have serious repercussions on the quality of life of the local community.

Eastergate Lane may be a dual lane but it has no pedestrian footpaths and is used constantly by cyclists, school children, horse riders and members of the community who walk along it. I do not believe creating another exit onto Eastergate Lane for more HGV's is taking their safety into consideration.

Sadly only a few hours ago a three car accident occurred at the T junction with Eastergate Lane and Fontwell avenue. When you consider that any HGV needs to take up both lanes to turn off Eastergate lane It can only be a matter of time before we have another serious accident.