



Arun District Council
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16th July 2020

Ray Field
7 Wandleys Drive
Eastergate
PO20 3SF

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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/50/20/PL
Site Address: Land west of Fontwell Avenue Fontwell Avenue Eastergate PO20 3RX
Description of works: Demolition of existing structures on-site & erection of 42 No. dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 15th July 2020 which has been recorded as an objection with the comments as follows:

OWPC28453

Planning Application BN/50/20/PL

Dear Sir,

With respect to planning application BN/50/20/PL, I wish to register an objection. My reasons for this are as follows. The site is not allocated in the current made Barnham and Eastergate Neighbourhood Plan. The site is considerably outside the built-up area boundary -The latest Arun HELAA states, "Outside the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable." The site is in conflict with a number of current planning policies - Arun Policy SO DM1 (Soils) according to Arun District Council's own assessment. The site is currently an agricultural greenfield site. Barnham and Eastergate Plan Policy ES10 as some hedgerow will be removed. Barnham and Eastergate Plan Policy GA4 - Parking and New Developments. In order to comply fully with Arun policy ENV DM5, more information on Biodiversity Net Gain needs to be provided than is currently in the EIA. Traffic issues: The site has a proposed entrance onto the A29 Fontwell Avenue. This road has seen a considerable increase in traffic. In the past 10 years there has been a 40% increase in usage. The average HGV count over this period is 3% of all motor traffic. The proposed entrance results in three junctions with this road, in a 40mph limited section, within approximately 110metres. The right turn from Wandleys Lane onto Fontwell Avenue is at an angle such that approach visibility may be reduced to the north. There is poor pedestrian access to the west side of Fontwell Avenue. The proposal adds an uncontrolled pedestrian crossing in the middle of the aforementioned multiple junction grouping on a road with fast traffic. The added distraction to motorists may pose an increased hazard to both them and pedestrians. During rush hour when the Woodgate level crossing is closed, traffic queues frequently reach this point on the road. Extra traffic from 42 residences will not improve this situation. There is a site very close by with outline planning consent for 400 dwellings, also with an entrance proposed for Fontwell Avenue. This would be expected to increase traffic further.

Parking: The site has parking allocations below the standard set by Arun District Council. The developer justifies this by stating that it is acceptable when backed up by a suitable Travel Plan. Fontwell Avenue is a busy road with increasing levels of traffic. 3% of this traffic is classified as HGV traffic. It has speed limits of 60mph (national speed limit), 40mph and finally 30mph. Passing places for vehicles to safely overtake bicycles within the guidance of the Highway Code are considerably reduced by the amount of single and double white lines. Public transport is limited. Although a regular bus service is available, the services are infrequent and not very practical. Local infrastructure: Local childcare is already at its capacity. There is no provision here for extra childcare or school capacity. The availability of local healthcare (GP, Dentist) is limited and there is no provision here for its support. Drainage: Development of the site may increase the degree of surface water runoff. The site under development further south (The Hedgerows) already requires 24 hour pumping to prevent flooding. With long term predictions suggesting increased winter rainfall, any interruption to power supply combined with the increased runoff could be catastrophic. Community Engagement: The degree of public consultation has been minimal. The Statement of Community Involvement has a Distribution map for the flyer, but a number of residents within this area have not received a copy of the information.

Yours faithfully, Ray Field

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 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 Development Control 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 Development Control 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.