



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

28th June 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/65/22/PL
Site Address: Land at rear of Cedar End Eastergate Lane Eastergate PO20 3SJ
Description of works: Sever land and erection of 1 No bungalow with new vehicular access (resubmission of BN/14/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling.

Thank you for your internet representation made on 27th June 2022 which has been recorded as an objection with the comments as follows:

OWPC48451

I object to this planning application because the documentation submitted is incomplete and misleading. It includes no measures to avoid potential safety risks and adverse consequences to the amenity of our property (opposite).

The Site Plan presented as 1671-SYM-00-ZZ-DR-A-0200 P01 Rev 01 (although the number on the actual plan is only 1671-SYM-00-ZZ-DR-A-0200 P01) does not show the existing accesses to Eastergate Lane from my property, Bennetts/Dundarg. One of these is directly opposite the new access proposed by the applicant.

Eastergate lane has a 40 mph speed limit and traffic levels are increasing significantly as a result of the large number of local housing developments. Safe access to the highway from our existing accesses already requires full, careful concentration in both directions. Having to take account of a further direction of traffic immediately in front creates unnecessary further risk. Cedar End, already has a perfectly good existing access which avoids this difficulty.

No scale visibility splay plan is included in the application. From Plan 1671-SYM-00-ZZ-DR-A-0200 P01 it is difficult to see how legal splay requirements could be met without removal of a large part of the existing hedge bordering the road and possibly Easterly neighbours vegetation/fencing as well. This would be detrimental to the character of local surroundings even if possible without affecting neighbouring property.

There is no plan for safe construction or emergency traffic access to the proposed new site or for control of noise and obstruction during construction of the proposed development.

In principle I do not object sensible local development which avoids detrimental impact on neighbours' amenity. The plans for this proposed application fail to provide evidence that neighbouring amenity, and

possibly safety, will not be adversely affected. In particular, confirmation is requested that WSCC Highways have conducted an on-site visual assessment of the proposed access and that they have given full consideration to the impact on neighbouring existing accesses.

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](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>