

Graham Ettridge
4 Fieldfare Lane
Barnham
Bognor Regis
West Sussex
PO22 0DN

Your Ref: OWPC25414
Our Ref: BN/66/19/PL 15-08-2019
Please ask for:
Maria Tomalova

9th January 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Erection of 3 No dwellings.
Land off Canal Mews Barnham

Thank you for your internet representation made on 8th January 2020 which has been recorded as **'an objection'** with the comments as follows:

With reference to highway access to the proposed development - there is a concluding sentence in paragraph ii (Parking and Access) of the cover letter dated 11/11/19, states "There is therefore no highway reason for refusing the application"

It should be noted access to the proposed development would cross privately owned land and, as such, this assertion is incorrect.

Due to the design of the existing 'Arun Place' development, the infrastructure is currently not adequate for purpose. There are pinch points, on 90 degree bends, which do not allow for the width of two private motor vehicles - let alone any larger vehicles. This results in delivery vehicles, invariably travelling at speed, requiring to mount footpaths to avoid collisions.

The roads serving 'Arun Place' are already suffering damage from a previous development phase and currently by a significant increase in delivery vehicles accessing the 'Ashdown Vale' development using the disputed footpath link as a short cut for deliveries by avoiding Lake Lane.

Arun Planning advised, in an email dated 18/05/2018, there was no assessment of impact by allowing a footpath link from the 'Ashdown Vale' development through Fieldfare Lane and, hence, through Nightingale Lane, i.e. 'Arun Place', a private development. Due to this, the increased footfall, the use of 'Arun Place' footpaths by motor cycles, electric scooters, bicycles, cycling groups utilising a short cut from Lake Lane and use of the 'Arun Place' roads by 'Ashdown Vale' residents as pedestrian access is already creating a dangerously, unacceptable, situation. Any additional usage of the 'Arun Place' development, such as that proposed under BN/66/19/PL, will only exacerbate a situation where the risk of injury is already unacceptably high.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small

number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning