

Richard Blott
Bennetts
Eastergate Lane
Eastergate
PO20 3SJ

Your Ref: OWPC15218
Our Ref: EG/46/17/OUT 22-06-2017
Please ask for:
Richard Temple

15th August 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for up to 30 No. dwellings & two vehicular access points. This application is a Departure from the Development Plan.
Land north of Spode Cottage & West of Greenings & South of Fontwell Cottages
Eastergate Lane Fontwell

Thank you for your internet representation made on 14th August 2017 which has been recorded as '**an objection**' with the comments as follows:

The proposal does not comply with the Barnham and Eastergate Neighbourhood Plan which is based on sustainable local housing development and has the full support of the local community.

A particular concern, as highlighted by WSCC, is the two proposed accesses. The access from Eastergate Lane cannot meet visibility criteria and would significantly increase the hazards at the junction with Fontwell Avenue which already has one of the highest numbers of accidents on this stretch of the A29. The distance from the junction to the proposed access is not much greater than the length of the large articulated lorries which service the local nurseries. The lack of visibility means that there is a high risk of one (turning into Eastergate lane) stopping suddenly to avoid colliding with a vehicle using the proposed access. This could then leave any following vehicle stranded half-way off the A29 vulnerable to shunting from following traffic trying to decelerate from 40 mph.

Now at peak traffic levels it often takes several minutes to exit Eastergate lane onto Fontwell Avenue and ADC's proposed strategic housing plans look set to treble or even quadruple traffic levels. Given the short distance between Eastergate and Wandley's Lanes the viability of a further access to some 30 houses where traffic is still travelling at 40 mph (and often faster) can only add to the existing hazards.

The development would close the long-respected rural strategic gap between the Fontwell and Eastergate communities with the sort of ribbon development from which communities have been protected for many years through careful planning. For this reason the Neighbourhood Plan's balancing of housing needs against the democratic desire of the community to preserve the local environment and the identity of the villages did not envisage the need for any type of development in the strategic gap created by Nova Paddocks (see Barnham and Eastergate Neighbourhood Plan, Section 2 Policies ES4 & ES5).

At the moment local drainage and sewerage is unable to cope with anything but normal circumstances (see Barnham and Eastergate Neighbourhood Plan Section 1, Para 2.2) as was illustrated by the closure of Wandley's Lane at the junction with Fontwell Avenue for several weeks in the recent past. Without a proper assessment of the risk of increased flooding, from the reduction in natural drainage caused by new buildings and roads, and the cost of mitigation measures there is no evidence to support the viability of the

proposed development. A similar assessment is needed of the capability of the local sewerage system to cope with the increase in foul waste. It is significant that the limited capacity of the current foul sewerage has been a major factor in preventing progress with another proposed local development.

The proposed development is not needed to meet ADC's housing targets. The proposed access routes are unsafe. There appears to be no economically viable solution to drainage and sewerage limitations. It does not comply with the Barnham and Eastergate Neighbourhood Plan environmental policies. As the available evidence shows the Proposed Development not to be achievable in practice there is no reason to grant Outline Planning Permission.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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