

From: Amanda Scholes on behalf of Planning.Responses
Sent: 15 August 2017 09:50
To: Planning Scanning
Subject: FW: Planning Application EG/46/17/OUT
Attachments: A29 approach from Eastergate Lane.jpg; A29-Eastergate Lane Junction looking North.jpg; Eastergate Lane-A29 junction.JPG; Aerial Nova Paddocks.pdf; Estergate Lane-A29 5Yr accident Map copy.jpg

From: Richard Temple
Sent: 15 August 2017 09:09
To: Planning.Responses
Subject: FW: Planning Application EG/46/17/OUT

Hello,

Can this email and attachments be scanned as a representation please?

Thank you

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

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From: Heather Godsmark [REDACTED]
Sent: 14 August 2017 19:19
To: Richard Temple

[REDACTED]

Subject: Planning Application EG/46/17/OUT

Dear Mr Temple,

I am emailing you direct since I wished to send attachments to evidence and support my comments.

NOVA PADDOCKS APPLICATION Ref EG/46/17/O

Living near to Nova Paddocks, I am very familiar with the geometry of the Eastergate Lane/A29 Fontwell Avenue junction, entering and exiting it most days. I wish to support the concern expressed by both WSCC (Stephen Gee) and Walberton PC about the adverse impact the above application proposal for two new residential site entrances would have on local road safety.

Extract from Hatch Homes Design and Access Statement:

4.1 The proposal seeks outline permission, with all matters reserved except for access, for the erection of up to 30 new dwellings on

EG/46/17/OUT seeks to obtain permission for two new road entrances to Nova Paddocks, together with a change of use to residential. However the application makes no attempt to provide informative details to demonstrate how such entrances could be satisfactorily achieved. There is no Highways impact Report and no dimensioned details of proposed entrance geometry and sight line visibility.

To illustrate my concern, I attach:

- an aerial photograph of the site with surrounding roads and junctions, which show the hindering of northwards visibility towards A29 traffic approaching the junction. This 'hindering' results from the sub-standard junction layout, with curving road geometry, and the proximity of the C19 Spode Cottage garden hedge, edging the road at the junction without a verge.
- photographs showing A29 approach and visibility looking northwards towards approaching 29 traffic, taken at 2.5ms back from junction on the Eastergate Lane centre line. These shows the lack of existing sight line visibility available to give adequate advance view of A29 traffic approaching this junction. Normally, cars will edge on to the A29 to get adequate northward visibility. Traffic exiting the proposed Nova Paddocks A29 site entrance will be similarly visually hindered looking southwards and looking northwards, the proposed entrance seems unhappily close to the A29/Wandleys Lane junction. From my measurement of plans a visibility splay calculated using an 85th percentile speed of 40mph could not be achieved for the A29 proposed Nova Paddocks access.
- a photograph illustrating typical difficulties experienced by lorries entering Eastergate Lane from Fontwell Avenue/A29, quite close to the proposed Nova Paddocks Eastergate Lane entrance for the three larger houses, east of Spode Cottage. Lorries exiting Eastergate lane are similarly challenged. Since Nova Paddocks does not have control over hedging and verges on either side of its proposed E. Lane entrance, no acceptable extent of sight line visibility can be achieved for this entrance.
- a plan showing the last five years accidents occurring at and closeby the Eastergate Lane/A29 Fontwell Avenue junction. Local drivers approach this junction with caution and are aware of the many bumps and near miss feedback. Pedestrians have to be even more cautious as there is no footpath and restricted verges.

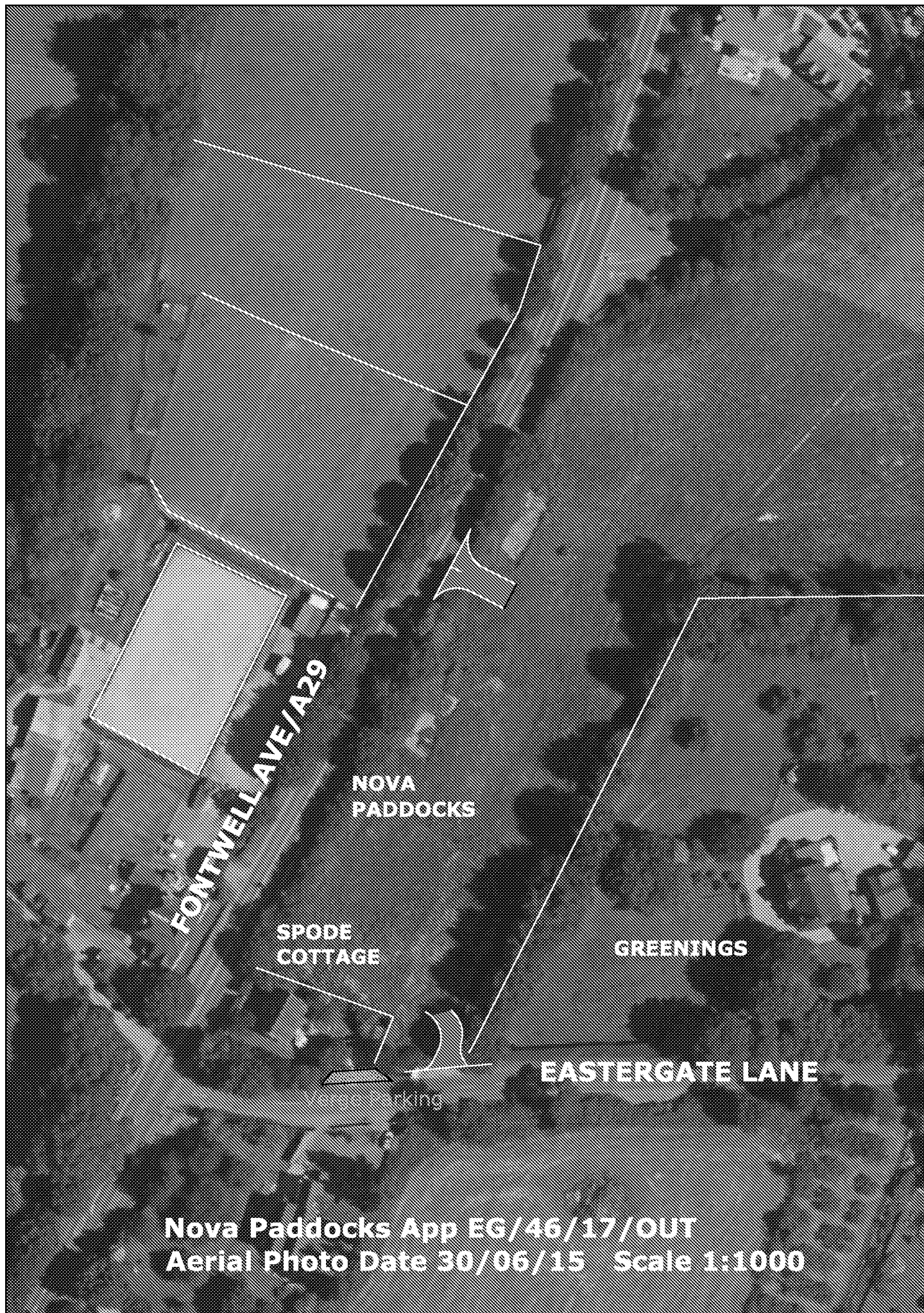
I have other concerns ... about impact which I will mention briefing, (although I am aware that the application states that all other issues can be addressed within a later application to discharge details):

- **boundary hedges and mature trees and root zones**, since not all large boundary trees are in Nova Paddocks ownership. There are bats and slow worms in surrounding gardens and so an ecological survey would be important before any development on Nova Paddocks.
- **landscape character of this 'countryside' stretch of the A29 separating Eastergate Village from Fontwell**, which are protected under Arun's Countryside policies. Additionally, this site has not been identified as appropriate for housing development within Arun's Local Plan, Eastergate's Neighbourhood Plan or the proposed HEELA Plan.
- **Increasing and largely completing 'Ribbon development' along the A29, between the Woodgate crossing and A27**. This site offers just 30 houses so is the loss of this very visible piece of 'countryside' justified when already an immense amount of land is approved and promoted for housing development at both Fontwell and Eastergate.

Please can you take the above comments and attached evidence into account during the decision making process for the application EG/46/17/Out

Yours sincerely,

Heather Godsmark
Swallowfield, Eastergate Lane,
Eastergate, Chichester,
West Sussex
PO20 3SJ



Nova Paddocks App EG/46/17/OUT
Aerial Photo Date 30/06/15 Scale 1:1000



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