

gordon bell
Poachers
Eastergate Lane
PO20 3SJ

Your Ref: OWPC15260
Our Ref: EG/46/17/OUT 22-06-2017
Please ask for:
Richard Temple

17th 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 16th August 2017 which has been recorded as '**an objection**' with the comments as follows:

Arun District Council reasons 1, 2, & 3 for rejecting development proposed for this site in EG/30/94 and in EG/54/97 are still relevant and still apply equally to the development site, locality and District in 2017. ADC should therefore reject this application for the same reasons.

I support and reiterate the comments made by WSCC in objecting to the application for reasons including; no transport statement provided, insufficient details of the design of the 2 access points to determine the safety and acceptability of those accesses.

It would appear unlikely that the Eastergate Lane access could ever be designed to provide an access that would meet the requirements within the DMRB on this 40mph limited road, given the road layout, the hedgerow profiles and the absence of footpaths.

The provision of satisfactory visibility splays for the Fontwell Avenue access to a 40mph limited road, will also be very difficult given the width of the current footpath and the ownership of hedgerows to the south. Such splays are also likely to require the removal of almost all of the hedgerows screening the site from Fontwell Avenue thus destroying the rural appearance of the locality.

I support and reiterate the comments of Highways England in stating that the development is a departure from the development plan and that the cumulative effect of all local developments that are a departure from the development plan must be evaluated for their likely total impact on the local and strategic transport system in the area.

As far as I, as a local resident, can determine the site and proposal fails to provide satisfactory multi-modal access to local services meaning that all resident access to those services will need to be by private car thus failing to meet sustainability objectives.

Beyond issues of access, I believe that the details within the application present a development of a density and a potential street profile that includes a 3-storey building that would both be incongruous in the locality and a layout that threatens the privacy of the long established residents of Spode Cottage.

Furthermore, the proposed development layout appears not to provide adequate amenity open space for 30 dwellings nor does it appear to provide adequate opportunity for

satisfactory SUDS attenuation of surface water discharge.

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 to 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