

Zoe Jones
Spode Cottage
Fontwell Avenue
Eastergate
PO203RX

Your Ref: OWPC15268
Our Ref: EG/46/17/OUT 22-06-2017
Please ask for:
Richard Temple

18th 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 17th August 2017 which has been recorded as '**an objection**' with the comments as follows:

I wish to object to this development application for the following reasons:

- *No transport statement or transport assessment has been provided as part of the application which should be required by Highways England; had these been provided it would have been identified how unsuitable the access to the proposed development site is. An adequate visibility splay required for the Eastergate Lane access cannot be achieved. I am aware of the accident history of the Eastergate Lane/A29 junction and I have personally been witness to many accidents and 'near misses' over recent decades (many of which were probably unreported). The proposed entrance off Eastergate Lane would increase the risk of accidents due to the inadequate visibility splays.*
- *The local sewerage and drainage infrastructure is inadequate to cope with the added burden the proposed development would impose, in addition to the increased risk of flooding such buildings and roads would create.*
- *Developing the land between Wandleys Lane and Eastergate Lane would close the 'strategic gap' between Fontwell and Eastergate.*
- *A comprehensive wildlife survey should have already been carried out as part of this application.*
- *The proposal is outside the agreed Barnham and Eastergate neighbourhood plan, and this land has not been identified by ADC as suitable or favourable for development.*
- *If ADC was minded to approve this application, I would like to express in the strongest possible terms my objection to the proposed 3 storey block of flats, which not only would be totally out of keeping with the surrounding area, but would also be extremely intrusive on my agricultural land immediately to the North of the site. My residential property to the immediate South of the site would be detrimentally affected in the extreme if the proposed plan for a house ludicrously close (approx. 5 feet) to my boundary.*

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