

Mr & Mrs L.A Pilfold
South Norris
125 North Lane
East Preston
West Sussex
BN16 1HB

Your Ref: OWPC13661
Our Ref: EP/41/17/PL 01-03-2017
Please ask for:
Andrew Wood

21st April 2017

Dear Sir/Madam

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

1 No. dwelling & dormer to front elevation & velux roof windows to rear roof slope to 4 Beechlands Cottages.

Land adjacent to 4 Beechlands Cottages & 4 Beechlands Cottages Beechlands Close
East Preston

Thank you for your internet representation made on 20th April 2017 which has been recorded as **'an objection'** with the comments as follows:

Mr & Mrs L.A.Pilfold

F.A.O Case officer Mr Andrew

*Wood
South Norris
EP/41/17/PL
125 North Lane
East Preston
West Sussex
BN16 1HB
April 2017*

Planning Application

18th

Dear Sir,

This area of land has existed for over 60 years. During that time it has been the main thoroughfare to the rear of the North Lane parade of shops and an access route to our property since 1975. My wife and I along with our friends, visitors and family have the right to park and cross over this area of land freely with vehicles, or by foot and bicycle without fear of obstruction or interference. We own 3 race cars and tow a race car trailer. There also exists a legal right to park on the land owned by Greenmanor Ltd at the rear of the shops. This is not just an access route to garages.

Whilst the applicant Dearden Homes state that they are not preventing anyone exercising their rights to cross over their land, their wishes are to severely restrict the use to a narrow single track route. This would mean that should anyone encounter a vehicle coming in the opposite direction, one or other would have to concede and as a consequent, reverse.

There are many potential scenarios.

It could be a delivery vehicle coming to us or delivering to the rear of the shops. Maybe even us, or friends visiting us, towing a race car trailer or driving a campervan. Energy companies require this route to access the Electricity Sub-station, previous arrangements for an alternative route claimed were dismissed in court. Our friend Graham may be visiting in his wheelchair or just kids on bikes, a pedestrian pushing a buggy, all would be placed in a more hazardous situation as a result of this application being allowed. As the compound behind the shops can be very congested at times, drivers would be forced to reverse blind back into Beechlands Close to wait for the restricted route to clear, this in itself is a dangerous manoeuvre due to the inherent lack of visibility afforded. Beechlands Close would effectively be blocked to other road users and pedestrians alike, it would also prevent access to or egress from the 'offroad' parking spaces afforded to the previous developments whilst the situation was being resolved.

Even then, it would be difficult for a large or articulated vehicle to pass the queuing traffic without mounting the pavement thus putting pedestrians and local residents at risk, along with the associated damage being caused to the kerbs and surfaces.

The drivers of delivery and collection vehicles would be put off from using this route and choose to deliver at the front of the shops instead. This is especially so as West Sussex Highways continue to condone the commercial vehicles who obstruct the highway and bus route with their daily deliveries, despite causing congestion and potential hazards and misery for other road users. It is generally conceived that they allow this to happen as they continue to rely on stats & data which is clearly not forthcoming rather than common sense or monitoring the situation for themselves. By severely restricting this route Dearden Homes are seeking to interfere with the rights of all users to pass and re-pass each other over the this area of land. This planning application should not be allowed on the basis that it will create further obstruction and unnecessary hazards, difficulties, potentially dangerous situations and inconvenience -

Yours Sincerely

Mr & Mrs L.A. Pilfold

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