



Arun District Council
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29th July 2021

Rosemary Argles
29 Beechlands Ct
Montpelier Rd
East Preston
West Sussex
BN16 1JZ

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/69/21/PL
Site Address: 4 Beechlands Close and east of 18 Beechlands Court Montpelier Road East Preston BN16 1JZ
Description of works: 1 No. 3-bed bungalow (resubmission following EP/10/21/PL). This site is in CIL Zone 4 & is CIL Liable as new dwelling.

Thank you for your internet representation made on 25th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38781

As a resident of Beechlands Ct I know that there is not enough space for this development. There is not enough outside amenity space and on the plan it shows dense shrubs to the east but that is just shrubbery that has been allowed to grow untended over a public right of way and once that has been trimmed back to its original position the footpath will be right next to the building. The plan shows parking for 2 cars but one would have to move to let the other out so realistically they will just end up trying to park on Montpelier Rd which is already too small to accommodate the number of cars that need to be parked there. The plan is for 2 double bedrooms and 1 single bedroom so if 5 people lived there they could own more than 2 cars and the land which is presently part of 18 Beechlands Ct contains a parking space which would be lost adding another car to the road. Montpelier Rd and adjoining car parks already suffer from frequent flooding due to insufficient drainage and around this plan there is not enough garden space to allow for surface water drainage causing more flooding. If this plan went ahead it would be absolute chaos during the building process. There would be nowhere for site traffic to park and with cars parked all along Montpelier Rd there is not enough space for 2 cars to pass each other, never mind lorries! As it is a cul-de-sac there is nowhere to turn except in the private car parks belonging to the residents of Beechlands Ct. The surface of these car parks is already damaged and the residents are in the process of getting them replaced at great expense to themselves and they will not welcome site traffic trying to turn round in them. There are already too many people living in this small area and adding another 5 will exacerbate the sometimes tense atmosphere that exists around the lack of space and parking problems. Please do not let it go ahead.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.