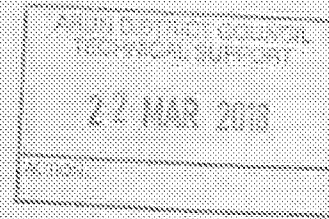




Scan



South Norris
125 North Lane
East Preston
West Sussex
BN16 1HB



Mrs A Gardner
Development Control,
Arun District Council,
The Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex
BN17 5LF

21st March 2018

Re; Planning application EP / 7 / 18 / PL

Dear Anita,

Please find enclosed paperwork relating to our latest objection to this revamped planning proposal. Sorry if we have lumbered you with detail which you may feel is irrelevant, but obviously we feel it is important !!

Yours sincerely,
Mr & Mrs L.A. Pilfold

Enc: This, plus 19 pages delivered by hand to A.D.C council offices

F.A.O. Mrs A Gardner

OBJECTIONS TO PLANNING APPLICATION EP/ 7/18/ PL

**LAND TO REAR OF BEECHLAND "COTTAGES"/ NORTHERN PARADE OF SHOPS
EAST PRESTON**

We have lived in South Norris our family home since 1975

We have an established legal right of way over this land and also the land on which Planning Application EP/41/17/PL was granted for an additional house to be built on the original 4 houses in Beechlands Close. This was Planning Application EP/49/10/DOC. Although approved, this has not been started as it would require an extinguishment of the rights of way enjoyed by us and visitors to our property.

We strongly object to this proposed development on the basis that ;

Over the years we have designed the rear of our property to make use of sun and daylight when it is available .

At almost 9 metres to the ridgeline the design and height of the proposed dwellings will cast a shadow on our garden and severely restrict any sun particularly from sunrise to midday during the winter months when it is at its lowest.

Our conservatory kitchen and greenhouse rely upon this natural light.

The design and height will have an overbearing impact on us by invading our privacy and considerably reducing the enjoyment of our property.

The rear of the proposed building line is **14.4 metres** from our building line.

Our property has been omitted from all of the plans.

The occupants of these proposed dwellings will have a clear view into our home if they are built, their views would be further enhanced by the reduction in the height of our existing 2.7 metre high boundary wall forming the back of the 'to be' demolished garages. The substantial wall on removal to be replaced by an 1.80m high wooden fence on the plans.

The re-positioning of the ugly metal staircase on the Northern end of the existing balcony to the rear of the flats would be unsightly and intrusive being only **3.2 metres** away, it would interfere with our privacy as it's proposed position is adjacent to our conservatory / dining area and open to anyone residing in or visiting the flats adjacent to our property.

As an escape route it would require the unlocking of the inward opening gate at the end of the alleyway which has been closed to all since the mid-eighties, this to allow permanent egress/ access to anyone, as yet no detail has been provided as to how this could be controlled. The gate should open out not in and have an efficient controlled device to prevent it being left open for access by all and sundry, panic bars are designed for internal doors and do not close gates.

The proposed development seeks to severely restrict the vehicular and pedestrian access route to our property making it difficult to ingress and egress safely for us, family, friends and deliveries all of whom are entitled to do so, insufficient provision has been made for large vehicles having driven in to turn around safely reversing out would be hazardous.

The severely restricted route with tight bends and radii to Beechlands Close would be impossible to negotiate when towing our race trailer or when friends and family visit either in their motor homes or other vehicles as they do so at present. Passing arrangements are inadequate when confronted with vehicles coming in the opposite

one

direction (see photo attached no 4).

No provision has been made for our pedestrian visitors or others using this now narrowed route with regards to their safety either by way of a pavement or lighting. There is no consideration on the plans for parents with children in prams or the elderly when confronted by motor vehicles.

In addition and taken from details in this application ;

6/ ..Pedestrian and Vehicle Access Roads and Rights of Way;

The current area behind the shops owned by Eurosite Ltd shows "existing access to be improved, retaining wall to be relocated and yellow lines added but no explanation as to why .

Is this the new or altered vehicle access proposed to or from the public highway ?.. or are there no new public roads to be provided within the site ?

If so, what provision will be made for pedestrians and the two different landlord's tenants using this route ?

n.b. the Northern Parade is owned by Greenmanor Ltd and Eurosite Ltd.

Fire escape doors from several of the retail outlets open directly onto this area along with an additional metal fire escape for tenants over the Eurosite owned shops at this end of the parade and all require safe passage in an emergency.

The answers provided in item 6 pedestrian and vehicle access roads and rights of way are lacking in detail, unclear and contradictory. **No mention is made of the rear fire escape doors to the various retail premises in the proposals**

7. Waste Storage and Collection.

The answer to this question only seeks to deal with the new proposed buildings and ignores the existing requirements of the landlord's tenants both in the shops and the flats above. It fails to address the damaging overall impact the changes would have on this part of the village.

The retail outlets require deliveries of goods and the removal of waste as do the tenants living in the flats.

The previously approved planning application for an additional property to Beechlands Cottages by the same developer has tried to restrict access to the rear exacerbating the situation though legally they are unable to implement the planning decision .

This development if approved will prohibit the current delivery of goods or retrieval of waste from the rear of the parade of shops by making it difficult for large vehicles to manoeuvre , they will join the other delivery vehicles at the front of the parade ,or park in North Lane /Sea Road on the 700 bus route, causing further misery and inconvenience and hazards to other road users and pedestrians. One Stop alone require a delivery by their own articulated truck plus, P & H Foods, Robert Wiseman Milk , Hovis and Warburtons ..Daily ..7 days a week ..at the front..

The new extension to the local school in Lashmar Road will increase the numbers of parents and children locally affected.

Currently ,One-Stop have their magazines and papers removed daily by WH.Smith at the rear, in addition they require storage for their waste recycling cages which by law must be kept away from a wall. Their **steel fire escape door opens outwards** , they also have an array of machinery on their external walls at the rear.

I can see no provision on the plans for any re-location of these.

Biffas Waste recycling Bins are stored at the rear and their vehicles come once a week to empty them.

The waste oil from both the Three Oceans fish and chip shop and The Silver City are stored and collected from the rear.

Fresh oil and frozen produce for both these premises are delivered by different vehicles weekly at the rear

Sacks of potatoes are delivered by lorry every week to the rear for the fish and chip shop.

Household waste from tenants is collected from the rear

Glyn Jones Estate Agents rear fire escape door opens outwards

Buds and Blooms The florists require access for delivery and loading from the rear, in addition their rear access fire escape opens outwards. Their Landlords insisted that the tenants of their premises should continue to enjoy the rights at present afforded them in a statement to ADC regarding Planning application EP/41/17/PL.

"Mrs Beetons " the cafe require waste removal and delivery from the rear

We require access for waste removal skips into and out of our garden at the rear, along with home deliveries.

The restrictions in the proposed narrow roadway will also impact upon any emergency vehicles immediate access, or manoeuvrability leading to possible life or death situations.

10 / Vehicle Parking

I would argue this figure due to its subjectivity. As there are no designated spaces on this area of land, it is not unusual to find 12 vehicles parked there especially before and after work. This would include the landlords tenants who park under a loose arrangement having lost their garages and gardens for the previous development Planning Application EP/91/09 See Photo 1. They use the current metal fire escape as their main access to their flats above the retail outlets, in addition we have a legal right to park an additional three vehicles anywhere on the land if we wish to.

If you include an additional six vehicles which occupy the six garages requiring demolition which under the terms and conditions of the Landlords leases can only be used for quote " I shall not use the garage for any purpose other than that of a private motor garage" ..(copy of lease available and all are currently rented) then the number of vehicles becomes 18 less 2 new spaces resulting in 16 vehicles being displaced in to local on-street parking. You will see in the accompanying photographs that it is not unusual for vehicles to be parked in the access road to Beechlands Close. The limited parking spaces per dwelling for three bedroomed properties is insufficient and shortsighted and the carport very narrow for anyone other than an escape artist ! The additional two non dedicated spaces shown will simply be taken up by anyone wishing to park their vehicles, with the resulting confrontation.

Utility Companies have the right to access the electricity substation for their plant, vehicles and personnel without hindrance at all times along the Eastern route of Beechlands Cottages. They would require parking to avoid obstructing other vehicles particularly in an emergency, none has been allocated. Copy details attached no 2..

The restrictions in the proposed narrow roadway will also impact upon any emergency vehicles immediate access, or manoeuvrability leading to potentially grave situations.

12 Assessment of flood risk

Due to run off of rainwater from the higher ground now occupied by the previous development in Beechlands Close the area still floods. This is due to the high water table, our garden floods during continuous rain. This despite a new drainage system implemented in 2010 which allows for excess water to discharge into the mains sewer system. *Photos attached no 3*

14 .. Existing Use

"Land where contamination is suspected for all or part of the site" . "No"

.....The existing warehouse due for demolition has an Asbestos roof.

Re-allocation of existing staircase.

I doubt this cast iron staircase is suitable under current regulations *'to be taken down and allocated'* At present it used as the main access route to the flats from the car park and provides the only access for the 2 flats over "One Stop" ie 139 and 143. The occupiers of these two flats have only one means of access and egress to their homes as their original main staircase leading down to the front of the parade of shops was removed to allow one-stop to expand their premises below only the upstairs access hallway now exists with a cupboard at the rear though it is still shown on drawings. Last summer outside of these 2 flats there was a fire on the rear balcony, the only means of escape for the occupants including two small children in this situation would have been to utilise the current metal staircase, fortunately they were away on holiday. The proposal now is to place this escape route on the northern end of the balcony **34m** away from them with no other means to access the ground safely effectively leading them into a hazardous situation. Washing lines are strung across the balcony inhibiting escape as the landlords have used their gardens to build on previously EP/49/10/DOC (Beechlands Cottages) Photo 1. There is an internal staircase leading between the 2 flats at the Northern end over the fish and chip shop ie no 129 and 133 but this has a locking door exiting onto the balcony and a further locking door at the bottom of the staircase opening inwards thus preventing it's use as a means of escape in an emergency. As the extractor system for the Three Oceans fish and chip shop is situated in this alleyway that would further impede egress in the case of evacuation should the staircase be re-located, no lighting has been mentioned.

In the event of a fire in the Three Oceans fish and chip shop with it's deep fat fryers situated below and adjacent to the only 2 staircases mentioned previously, neither the one remaining internal staircase *or* the repositioned metal fire escape could be used, leading to potential loss of lives.

This proposal represents an overdevelopment of the site which would appear unduly cramped and would therefore be contrary to saved policies within the Arun District Local Plan, Policies 1 and 2 of the East Preston Neighbourhood Plan and the National Planning Policy Framework (NPPF).

Permission should be refused for these reasons along with the development also being of a poor overbearing design and positioning.

Mr & Mrs L. A. Pilfold
South Norris

four

PHOTO 1.

WHERE IT ALL STARTED —



Access route from Beechlands Close to rear of shops &
125 North Lane prior to Planning Application EP/41/17/PL
which removed the gardens and garages belonging to
residents of the flats above the shops marked —

Detail 2.

ELECTRICAL SUB-STATION

2 (02.05.1994) The parts of the land affected thereby are subject to the following rights granted by a deed of Exchange dated 10 June 1960 made between (1) Brighton Working a District Property & Investment Corporation and (2) The South Eastern Electricity Board (Board):

"TOGETHER with full right and liberty for the Board and all persons authorised by it (in common with all others entitled or to become entitled (hereinafter) to pass and repairs at all times with plant and personnel for all purposes over and along the land coloured blue and brown on the said plan TOGETHER ALSO with full right and liberty for the Board (but only after the expiration of reasonable notice except in cases of emergency) to lay down construct maintain and use and from time to time to repair remove renew alter inspect examine and test cables and appliances (including ducts for carrying such cables and appliances) for the transmission of electricity under the land coloured yellow and brown on the said plan the Board at its own expense reinstating the surface of the land coloured yellow where disturbed and making good to the reasonable satisfaction of the Company all damage thereby caused and causing minimum interference to the company its successors in title adjoining owners and the and their tenants."

NOTE: Copy plan filed under WAX187726.

Page

Reference Sub-Station to rear of shops.



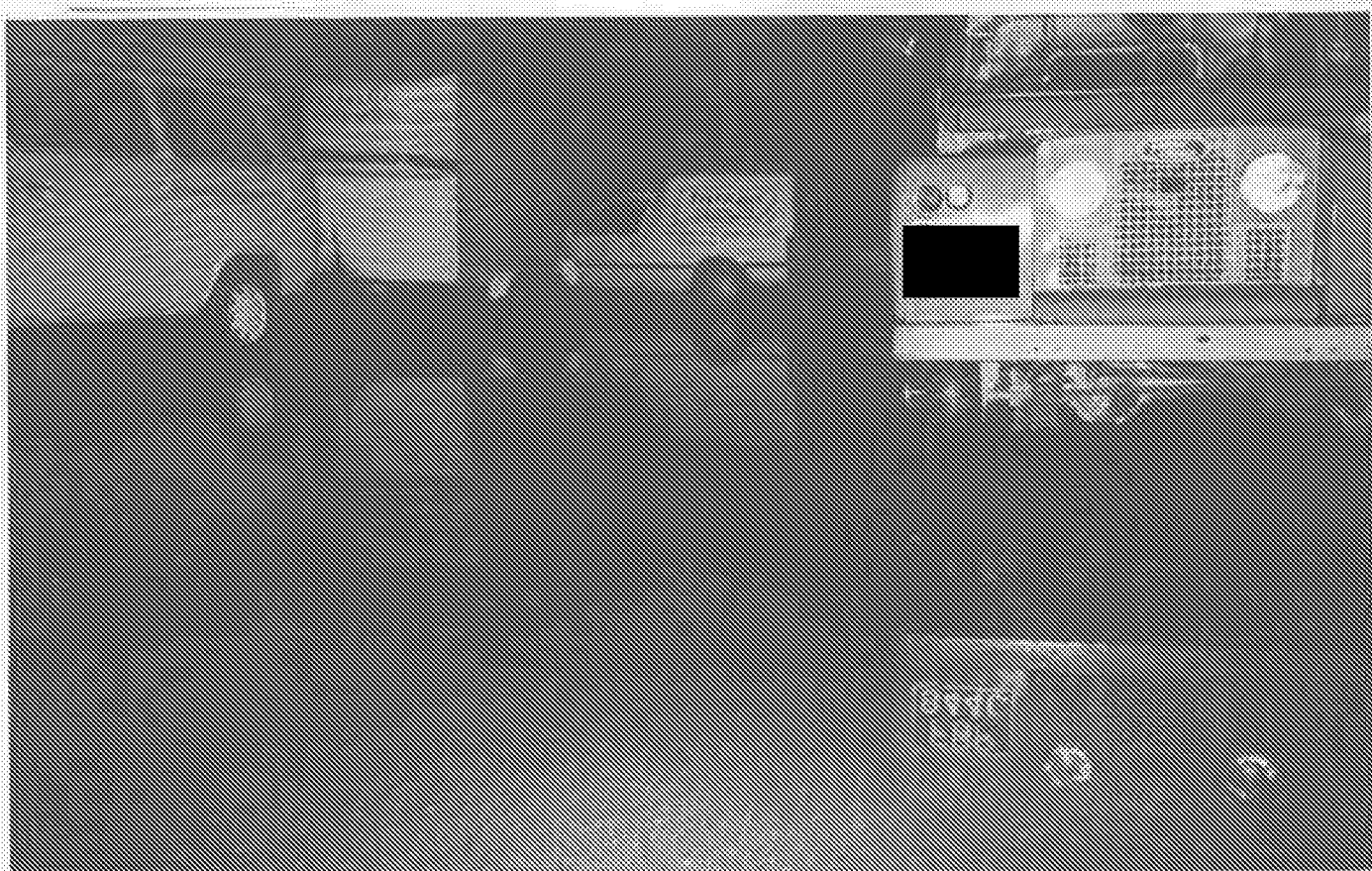
One Stop rear access and sub station

No 3.



South ↑
metal staircase

Prior to resurfacing this area and installing our rear access gates, this area flooded badly. Drains were renewed by Greenmanor Ltd but some flooding still occurs.



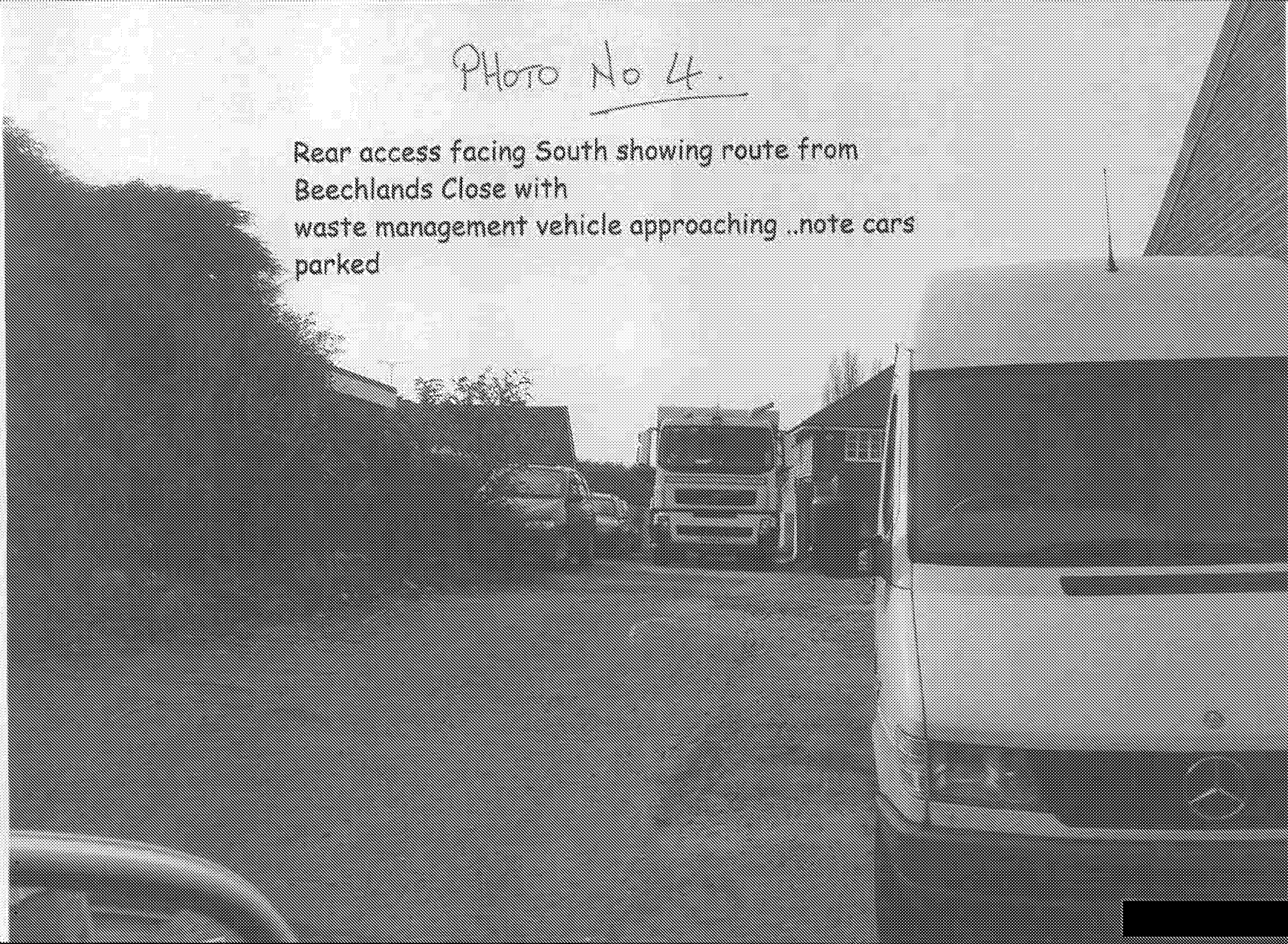
3 & 4 = 0.5m

← NORTH

GREENMANOR LTD

PHOTO No 4.

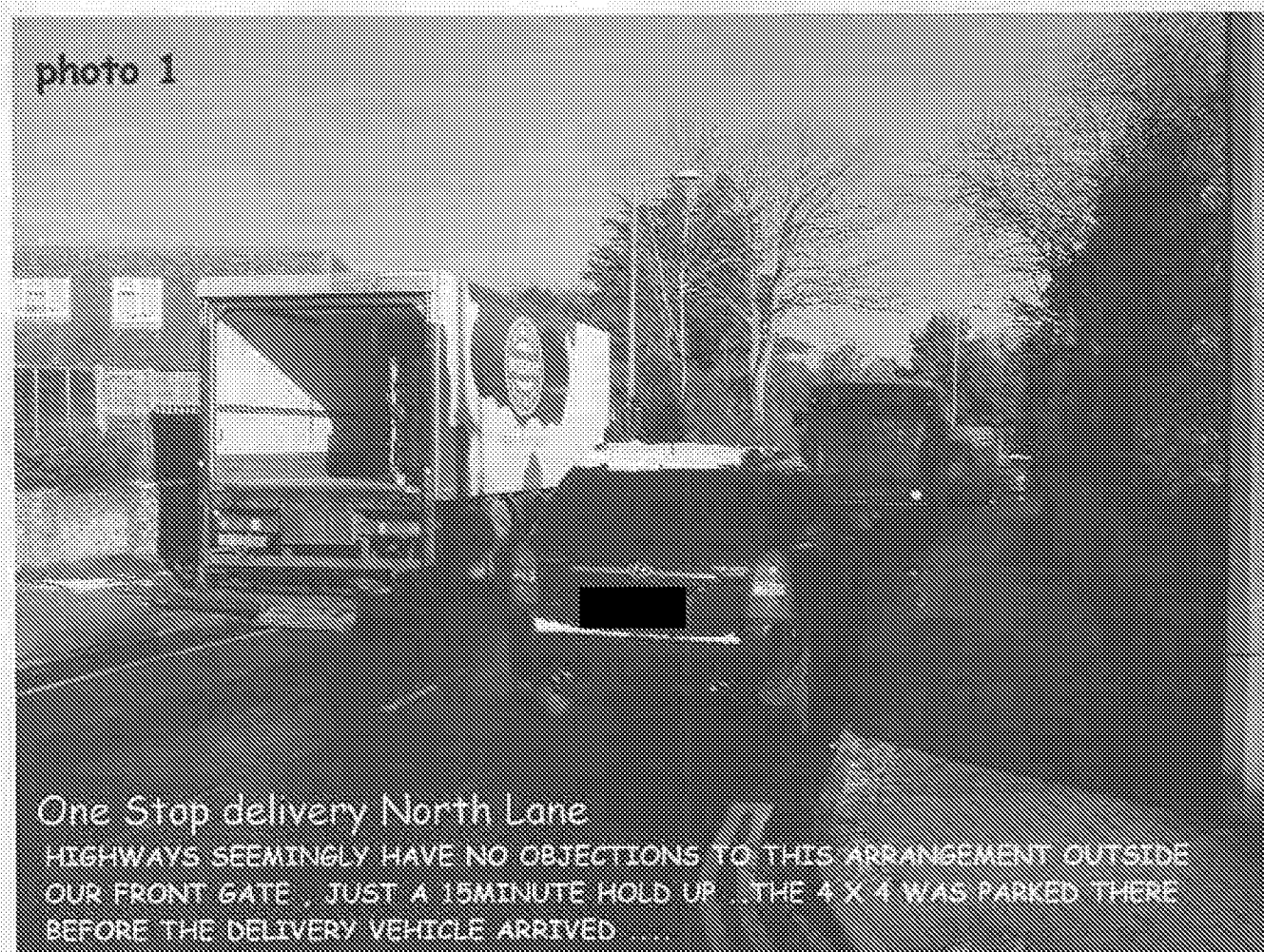
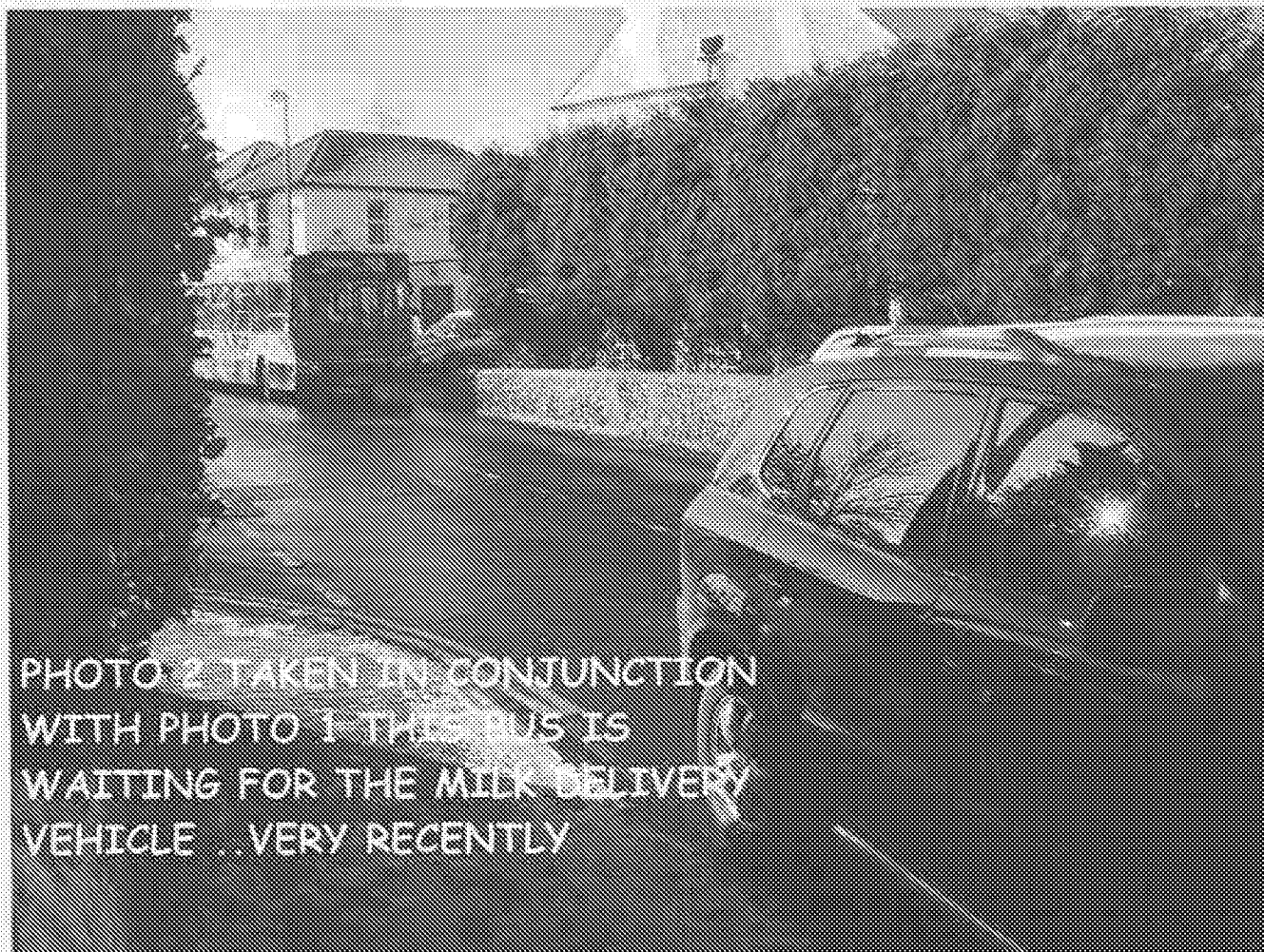
Rear access facing South showing route from
Beechlands Close with
waste management vehicle approaching ..note cars
parked



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

REF EP/7/18/PL

Delivery vehicles outside of our *home* in the Northern Parade East Preston delivering to 'One Stop'
These vehicles deliver 7 days a week since planning was granted to Tesco's 'One Stop' to initially open and then extend into adjacent units. As they were not required to have stock rooms they usually start arriving before 7am every day including Sundays and have no regards to any of the local residents, particularly when it comes to noise..
..other delivery vehicles will be encouraged to deliver from the front if permission is granted to planning application EP/7/18/PL...



One Stop delivery North Lane

HIGHWAYS SEEMINGLY HAVE NO OBJECTIONS TO THIS ARRANGEMENT OUTSIDE OUR FRONT GATE , JUST A 15MINUTE HOLD UP ..THE 4 X 4 WAS PARKED THERE BEFORE THE DELIVERY VEHICLE ARRIVED



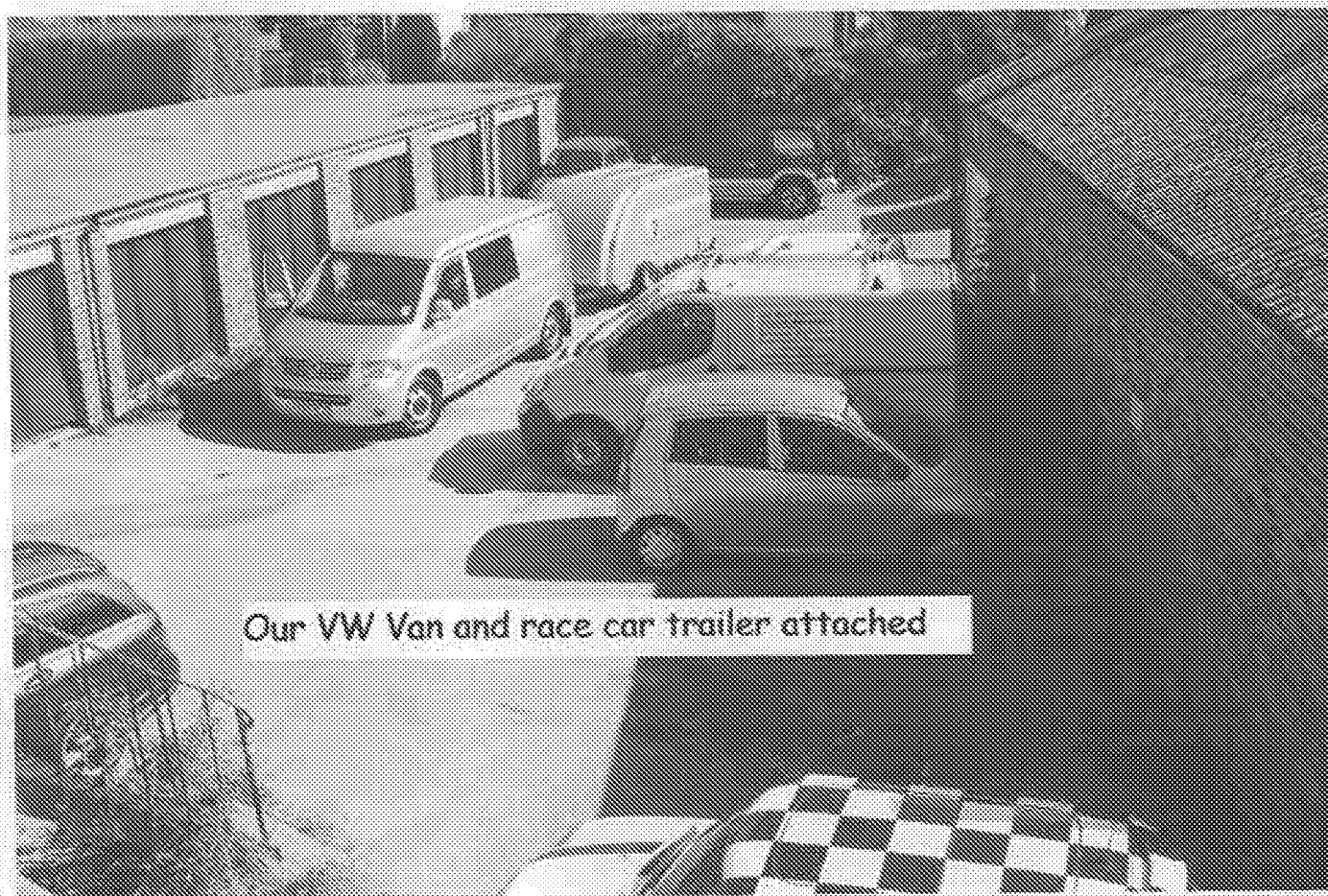
ONE STOP DELIVERY



VEHICLES CURRENTLY

USING THE ACCESS TO REAR OF SHOPS —



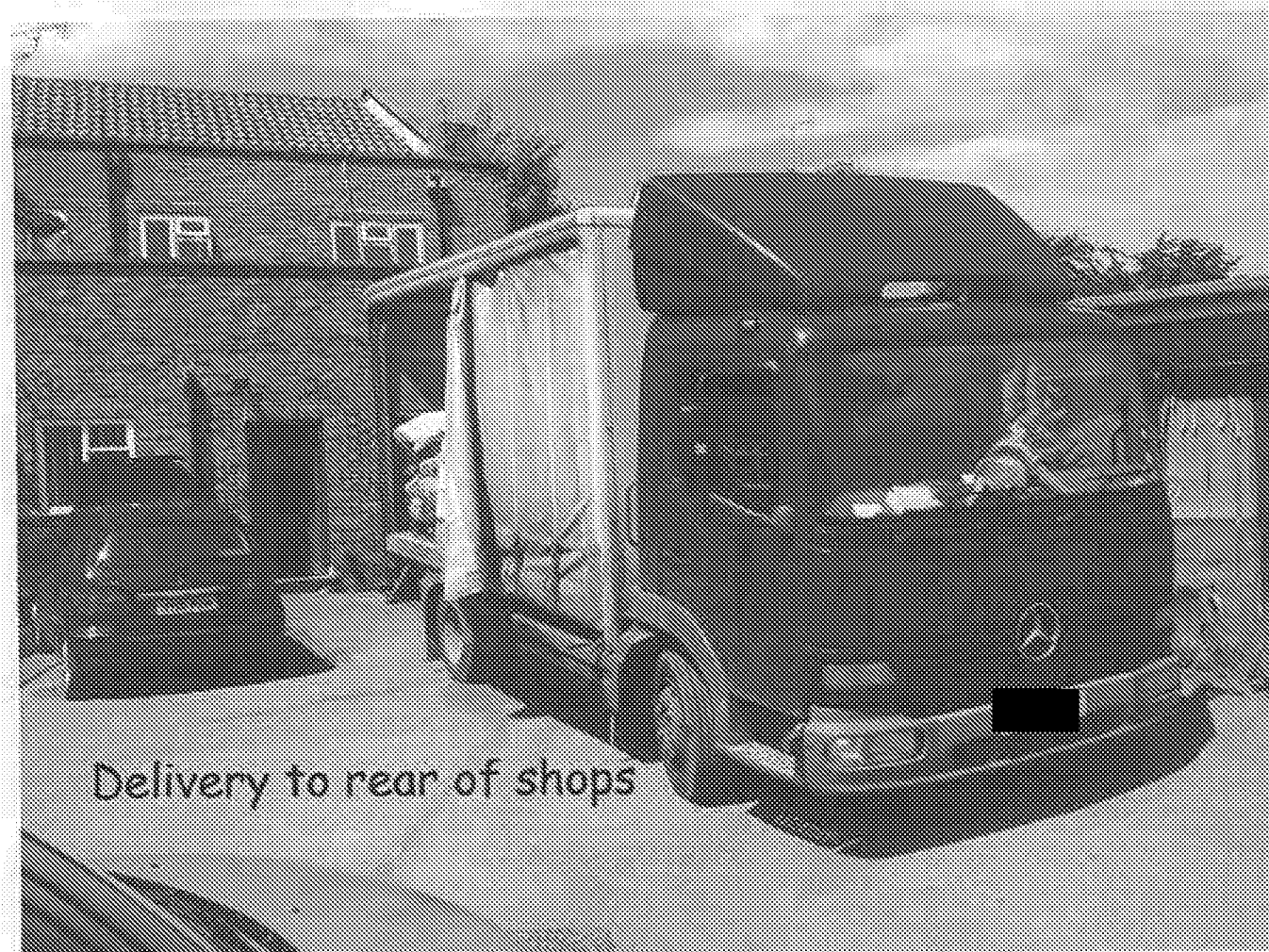
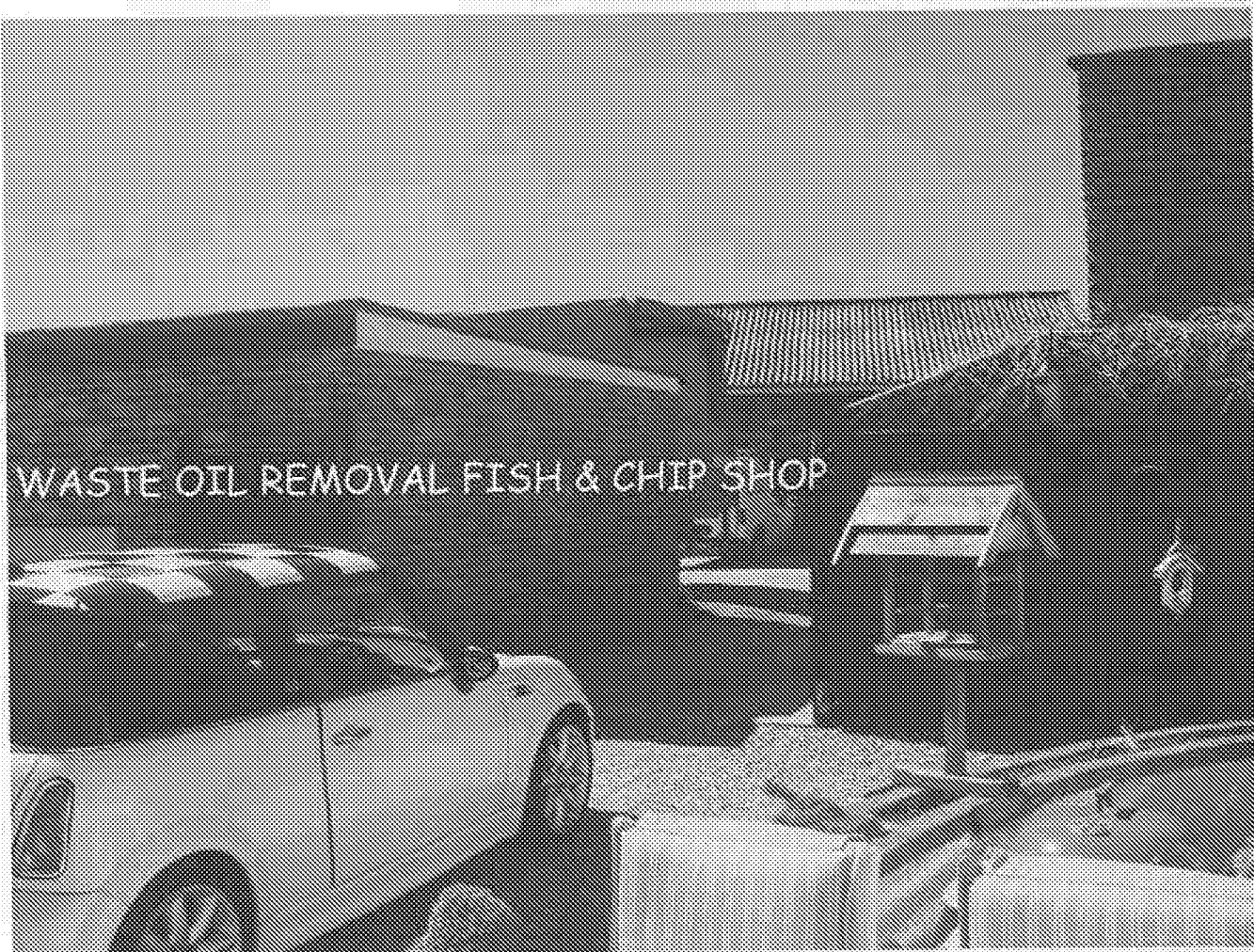


Delivery of landscaping materials via our rear access



Skip delivery to our property







Frozen food delivery



View from rear vehicular access to 125 North Lane of a potato delivery to the rear of the Fish & Chip shop





NOTE HOW MUCH PAVEMENT IS REQUIRED TO
EGRESS BEECHLANDS CLOSE INTO THE PARADE



CARS OVERHANGING AND BL
PAVEMENTS "NEWBUILDS" IN
BEECHLANDS CLOSE



UNCONTROLLED PARKING IN BEECHLANDS
CLOSE

