

9th March 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Change of use from highway land to residential use for the development of 4 No. 3 bed terraced houses with associated parking & access. This application affects the setting of a listed building.

Land west of Barton House Manor Park Pagham

Thank you for your internet representation made on 8th March 2020 which has been recorded as '**an objection**' with the comments as follows:

We wish to formally object to the above planning application as follows:

1. Visual amenity

The grass verge, where the developer intends to build the new houses, is an open space area which has been enjoyed by the residents for a period of 50+ years. The new properties which are intended to be constructed, will be built using charcoal bricks and dark cladding. The material and style of the proposed new properties is not in line with the properties that are currently on Manor Park and this will impact the residents' visual amenity.

2. Adequacy of parking

Many the residents on Manor Park own 2 or more vehicles and at times it is difficult to get a parking space on the road. If permission is granted and the new properties are built, the new resident's vehicles will cause increased congestion and further obstruction to current residents.

3. Highway safety

The land which the development will be built on is currently registered as public maintainable highway and is maintained by West Sussex County Council. The developer intends to stop up the whole of the highway status under s247 TCPA 1990, including the whole of the road and footways. The developer has already advised residents that they will "gift" the remaining stopped up land, i.e. the road and footways, to residents. This could indicate that the developer has no intention of maintaining the remaining land once the development has been built. As residents, we would not be prepared to accept this so called "gift".

4. Noise and disturbance

Manor Park is a quiet cul-de-sac and, if permission is granted, the new development and the construction work will produce an unimaginable amount of disturbance to residents. The land on which the houses are intended to be built is a small area of grass verge enclosed by adjoining properties, the roadway is small and any construction work will have a major impact on residents. The majority of the residents are retired; therefore, the noise would have a considerable impact on their daily life.

5. Loss of trees

The developer has already chopped down a number Willow trees and plans to cut down 8 more in order to serve the new development. The trees, which were cut down by the developer in February 2020, were on highway land and the developer did not have permission to do so which means that any cutting down of the trees was unlawful. This illegal act shows little concern for the trees and residents of Manor Park. The trees were planted by residents 50+ years ago to act as a screen between us and Barton Manor. The

trees were placed on the grass verge with the intention of soaking up excess water and to safeguard against flooding.

6. Road access and traffic generation

If permission is granted and the construction is allowed to commence then it will be impossible for residents to access their properties. Many of the residents are retired and a number of residents either work part time or work from home frequently - this means that a lot of people are coming and going at various times during the day and will not be able to access their properties if the road is full with construction vehicles.

7. Water pressure

Manor Park already suffers from low water pressure and we are concerned that if four more new houses are added to the mains water system this will impact on us even further. We would be grateful if you could keep us informed on any progress relating to this matter.

Yours sincerely,

Colum and Jackie Hickland

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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