

Miss N Jowett
14 Manor Park
Pagham
West Sussex
PO21 3JS

Your Ref: OWPC26202
Our Ref: P/18/20/PL 19-02-2020
Please ask for:
David Spring

27th 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 26th March 2020 which has been recorded as '**an objection**' with the comments as follows:

I wish to object to the planning application number P/18/20/PL in Manor Park. Arun successfully appealed under Section 78 of the Town & Planning Act against a refusal to grant planning permission APP/C3810/W/15/3140815 in 2016 to ensure that a carpark, which was part of the setting for a Grade II listed public house, was retained and not built on. I sincerely hope this was a precedent when considering the application in Manor Park.

The appeal by Arun to uphold the setting of the Grade II listed pub seems identical to my request to deny planning of what is an ancient and historical setting dating back to 700AD. The Planning Application undoubtedly would adversely affect the unique setting, character and appearance of the locality. It would therefore fail to accord with Arun District Local Plan Policy GEN7 and policies ES1 and ES5.

The proposed houses do not contribute positively in any way at all to the historic character and are not in my opinion high quality design. I also believe they would affect the living conditions of the occupiers in Manor Park and Barton Manor with regards to views, noise and disturbance. It would therefore accord with L.P Policies GEN7, GEN32 and GEN33.

Having now read WSCC's Consultation, I feel it is vital to inform you, contrary to the almost acceptable parking facilities which Highways are in favour of, it is actually a fact that for some years now all the existing available parking spaces in Manor Park are full at the end of each day. For a number of years there is always a large number of vehicles parking up on the verges and pavement all around the proposed plot for building. I strongly believe Highways calculations are outdated and inaccurate.

The cars using the road at the moment are in general owned by people living in Manor Park and when there are visitors the problem is worse. It is a fact in this day and age that the average 3 bedroom house has at least three cars. The safety Highways situation is dire. Visibility when children come out behind cars on verges is incredibly dangerous. If these properties are built the dangers to other road users and pedestrians alike will increase.

I understand the Government are in the throes of addressing this problem, which is prevalent across the UK. Pavements and verges are not for parking on.

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