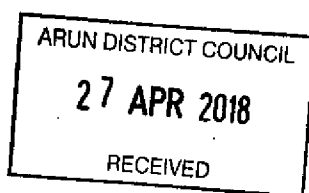


N. Crowther
Group Head of Planning
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Weeholme
Priors Way
Bognor Regis
West Sussex
PO21 3JU

Thursday, 26 April 2018

For the attention of the N. Crowther

Dear Mr Crowther

APPLICATION P/25/18/PL – DEMOLITION OF EXISTING GARAGE, ROOF ALTERATIONS TO EXISTING DWELLING
TO PROVIDE FIRST FLOOR & NEW DWELLING IN GARDEN – JENIN, NYETIMBER LANE, PAGHAM, WEST
SUSSEX PO213JT

I live with my family at the top end of Priors Way and am very concerned about the above planning application. I have a number of concerns revolving around safety of pedestrians, both local residents and visiting members of the public.

Priors Way is currently overgrown along the North/South axis of this un-adopted road, making deliveries by trade suppliers very difficult. Drivers often have to reverse up Priors Way with their external mirrors folded in, with trees and bushes rubbing along the length of the vehicle, totally obscuring their rearward vision.

Add in the slight twists in the lane, and this can further increase risk by deflecting unwary drivers into fences and walls. This is further compounded by the great prevalence of large potholes in the top-dressed stone surface. Drivers may drive up Priors Way, but often find that they are unable to turn their vehicle around and have to reverse back down to Nyetimber Lane where they face having to reverse into oncoming traffic with exceedingly limited visibility.

Should this development be permitted, and deliveries of materials undertaken to the new dwelling, then pedestrians and vehicles, invisible to reversing delivery drivers are significantly at risk of being injured or seriously hurt. From Nyetimber Lane to the proposed entrance to the new dwelling there is no safe means of escape for people or vehicles except back up the very narrow lane.

On the South side of Priors Way is a 2-metre-high wall belonging to Treliske, running from half way along Jenin's existing property to the boundary of Walnut Tree Cottage. And on the East side of Priors Way there is a, (roughly) 1.5-metre-high dense hedge, followed by a 2-metre-high wooden fence running up to the Llamados boundary.

Given that Priors Way is in constant use by residents with unobstructed Rights of Way and other visitors, it is totally unacceptable for the lane to be blocked. This may be by building materials deliveries or trades people's vehicles whilst they are working upon this proposed development.

Turning to the entry and exit of Priors Way onto Nyetimber Lane. This takes the one car width of Priors Way onto Nyetimber Lane, with very minor turn in radius. Given that there are no parking restrictions at this junction, or on the South side of Nyetimber Lane, we are subjected to indiscriminate parking by large vehicles right up to the entry into Priors Way on the North side of Nyetimber Lane.

Often these vehicles are parked on the kerb, significantly reducing driver's exiting Priors Way's visibility of oncoming traffic from either Easterly or Westerly directions. With the high, dense hedges in Priors Way, drivers exiting Priors Way are unable to obtain sight of oncoming traffic other than via any space left by unobstructed pavements.

Often there are vehicles, cars and/or vans and/or trucks, parked on the South side of Nyetimber Lane. This can totally obstruct medium length vehicles from being able to turn into Priors Way using either forward or reverse gear.

Taking the above into consideration, I totally object to the granting of APPLICATION P/25/18/PL.


Paul Crowther