

Planning Department
Arun District Council
1 Maltravers Road
Littlehampton
BN17 5LF



12 Laurel Drive
Pagham
PO21 3ND

31st July 2019

Dear Sirs

Objection to planning application P/58/19/PL

I object to this planning application for the following reasons:-

The access lane proposed would be totally inappropriate given its location. It will not reduce congestion or provide safe access to the highway network. It just will not work.

- There are no detailed drawings showing actual measurements of the width of the entire lane before and after alterations have been made and does not address the steps from the Hotel into the lane.
- The Inglenook is a successful restaurant which promotes a facility that can cater for weddings and other functions. It has a busy weekend carvery sitting which generates a lot of traffic, again not all use the car park because of the layout and manoeuvring involved to park safely. The car park currently is inadequate with vehicles parking in the road and on yellow lines and on the pavements.
- There needs to be provision for a combined footpath/cycle/mobility scooter/pram path all the way from the road into the estate at a minimum width of 2m, at the side of the roadway. A shared access would not be viable or safe.
- The access lane needs to be wide enough for a large vehicle to pass a pedestrian safely, i.e Tesco delivery van, online delivery vans such as UPS or a large car (which can be a width of 2.4m).
- The proposed red/green light system is totally flawed. Pedestrian will not abide by the lights system and could be in the lane whilst large vehicles are coming through such as, refuse trucks, DPD, Tesco delivery vans, emergency vehicles (all in a hurry) who have been waiting at a red light while someone comes trundling out in the opposite direction. More than one vehicle trying to access the site will result in cars parked on the pavement and in the Pagham Road at its narrowest point. It's a recipe for disaster.
- A traffic light system is NOT a practical and viable solution to a narrow lane at this location.
- Due to parking in the layby there is a restricted view from the north for traffic exiting onto the Pagham Road.
- A bus stop opposite the access lane also causes a pinch point on the Pagham Road
- No upgrade is planned for the Pagham Road even though it is one of the most dangerous unclassified roads in the area, we must therefore make sure it is as safe as it can be for both vehicles and pedestrians by not putting additional strain on the highway network with additional unviable junctions.

Protected Trees

Detailed plans and drawings, with measurements, also need to show the ACTUAL position of the listed trees together with their ACTUAL canopies and the root spread, which has always been considered as being the canopy plus a third. This is the protected area. Construction vehicles and actual digging of footings will all contribute to the disturbance of the roots.

Wildlife

There will be a loss of wildlife habitat which will have an impact not just on wildlife large enough to see but all the rest which supports the larger varieties.

Flooding/Sewage

This site floods regularly and there is photographic evidence from over the years. As the site has a high groundwater table drainage it has been and still is a very big problem for the surrounding areas. The development next door(Crayfern) have had to put in a second large drainage system when they originally thought one would do.

The Mill Farm Estate is low lying and will be susceptible to any increase in surface water run off from this development. This application has still not confirmed the type of drainage system that will be appropriate.

The sewage connection for this site is yet to be confirmed by Southern Water. With recent housing applications locally all having the same issues it is doubtful that they will have capacity and the headroom to meet the demand for all developments. The infrastructure is not in place for the number of homes planned for the village.

My main objection concerns access to this development. It is totally inappropriate, dangerous and unworkable. The development will not integrate with the existing environment and does not meet the needs for affordable housing for local people or provide housing for those wishing to downsize.

I therefore object most strongly to this planning application.

Yours faithfully

A large black rectangular box redacting the signature of Leslie Collins.

Leslie Collins