

Jane Collins
12 Laurel Drive
Pagham
PO213ND

Your Ref: OWPC24043
Our Ref: P/58/19/PL 21-06-2019
Please ask for:
Mr S Davis

15th August 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Erection of 9 No. dwellings with associated access, parking, cycle & refuse storage & landscape design. This application is a Departure from the Development Plan & may affect the setting of a listed building.

Rear of Inglenook Hotel 253-255 Pagham Road Pagham

Thank you for your internet representation made on 14th August 2019 which has been recorded as '**an objection**' with the comments as follows:

I must object again specifically with regard to the proposed development access plans.

West Sussex Transport Plan 2011-26 gives no mention of the Pagham Road and cites the A27 as the most unreliable all purpose trunk road in England and fails to meet the current needs of the area which is also in need of regeneration in the coastal towns.

A key issue for Arun is limited funding available for infrastructure improvements. We already have an increase in HGV's on the Pagham Road created by the new Barfoots Packing Plant. The damage and erosion of the road, the lack of passing, opposite cambers, ditches and lack of provision for cyclist all add to a dangerous mix of traffic and people. It is certain that the whole of the Pagham Road will continue to suffer additional damage and wear from cumulative traffic and with no plans or funds available for it ever to be improved, the road needs to be protected from any additional garden grabbing or non-strategic developments, however small. We now have over 1250 homes planned for the village, surely that is sufficient for our needs and for the requirements of the Arun Local Plan.

Access plans for this development are wholly inappropriate. Access will be required onto an unclassified road who are already aware of the issues of the Pagham Road and in August 2017 it was acknowledged by ADC Assistant Planning Director as to present serious problems.

A new access should not be allowed if it involves vehicles entering or leaving the carriageway close to a junction, of which one is currently within 30 metres used by 42 homes. In addition there is a junction opposite with daily deliveries to Tesco's by HGV's, a bus stop, cars parked throughout the day and restricted views for vehicles exiting the access lane created by the parking area to the north.

Therefore there is a very dangerous mix of cars and pedestrians converging onto a small area and one would hope that a visit to site would be appropriate to assess the viability of access.

It has not been demonstrated that the development will reduce congestion or provide safe access to the highway network and is contrary to Policy T SP1 of Arun Local Plan (2018)

The access lane will also be in close proximity to the main bedroom of a new family home

situated adjacent to the entrance of the access point. The impact of waiting traffic, engine noise, lighting and pollution will be severe.

The access lane entrance has two exit points from the hotel entering the lane, one for residents after hours and an emergency exit from upstairs via a wrought iron ornamental circular stairway. No plans shown of how these exits will be dealt with.

The proposal for a shared surface could also cause problems for some disabled people. People with cognitive difficulties may find the environment difficult to interpret. In addition, the absence of a conventional kerb poses problems for blind or partially-sighted people, who often rely on this feature to find their way around. Given the width constraints of the access lane this could be difficult to meet this need

Sudden changes in direction or features that would reduce public confidence in using the shared path should be avoided. Sight lines should be such that cyclists and pedestrians have a clear view of each other. The minimum visibility should be 20 metres on bends and at junctions, again because of the constraints of the access lane this could be difficult to achieve.

This site will not therefore, deliver an overall development that can integrate with the existing environment and is contrary to the policy D DM1 of the Arun Local Plan (2018).

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