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Wandleys Lane
Walberton
Arundel
West Sussex
BN18 0QR

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

27th February 2020

For the attention of Mr R Cole, Case Officer

Reference: WA/48/19/RES - Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.

Dear Mr Cole,

I write in connection with the above planning application and formally wish to register an objection in respect of this.

There is, effectively, no public transport within walking distance of the development which serves the area, other than one bus route with a very infrequent service, and so great reliance is placed on the use of private cars. There should be a minimum of 3 spaces per household to permit off street parking. If this is not provided then road congestion across the development, as well as parking on pavements, is likely to occur.

Similarly, with the planned retail area. If the West Sussex County Council requirements determine that 24 spaces should be made available then that should be enforced. The provision of less than half this number, as the developer proposes, is ridiculous. The 'Technical Note' provided to justify this lower number simply quotes other locations where less than the optimum number of parking spaces has been provided. This shouldn't be any justification for continued failure to comply with parking requirements set by the County Council.

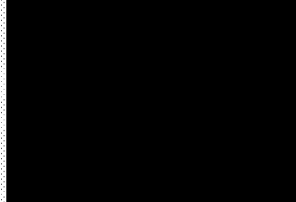
Looking at two local examples which the Note quotes; the parking at the Tesco Express in Barnham is woefully inadequate. There are 10 spaces plus a disabled space in front of the store. When a delivery takes place, this activity renders several of the 10 spaces unusable. Any casual observer can see the chaos that takes place frequently outside the store throughout the day. Parking on the pavement is rife as is misuse of the disabled space. Nothing is done to address this and such the parking associated with this store is potentially a serious risk to the safety of pedestrians walking past the store as well as other road users.

The 'mini' Waitrose store associated with the Shell filling station at Fontwell is also poorly served with regards to parking. There are approximately 10 spaces available and a further 3 for special use; disabled, access to the charging point and one to access the air and water facilities. On many occasions these 'special use spaces' are used by motorists who are not utilising the purpose for which they are designated. In other words, this is a further example of inadequate parking provision.

There seems to be a lack of any charging points on the proposed development. Given the government's policy to move towards electric cars in the near future, this would appear to be an omission by the developer and should be provided as condition of any planning approval.

The developer has already managed to avoid complying with a planning condition with respect to works being completed on the A27 / A29 roundabout at Fontwell before these new properties are occupied. Now they want to provide less than the nominal number of car parking spaces. I would ask that the application is rejected and be resubmitted with full compliance to the parking issues raised before any further consideration is taken.

Yours sincerely

A solid black rectangular box used to redact the signature of Martin R Sutton.

Martin R Sutton