**Mr MJ Edwards and Ms RJT Greenrod**
48 Western Road, LANCING, West Sussex, , BN15 8RZ
☎[redacted]

Planning Division
Adur DC
Ham Road
SHOREHAM West Sussex
BN43 6PR

**Subject: Planning Application ADC/0495/10 re St Peters Place, Builders Merchant**

ADUR D.C.
CHIEF EXECUTIVE
DEMOCRACY
31 JAN 2011

Dear Mr Morgan

We would like to object to the Planning Application for the change of use application in the Yard at the rear of St Peters Place Western Road, from caravan sales/servicing to Builders Merchant, which is already actually operating, albeit on a fairly low-key level at present.

1. The former use as a caravan sales/servicing business, although still unacceptable in my view due to the need to access the site on a single track road through the residential grounds of the St Peters Place flats, was used by individuals in their private cars. Necessarily there were occasional caravan movements along this short residential road. The customers of a Builders Merchant on the other hand are by the very nature of the business mainly commercial, using commercial vehicles – vans, trucks and lorries – and assuming the new business begins fully operating there will be many more vehicle numbers and more frequently than was the case for the caravan business. We feel that the increased volume of traffic presents **a real safety risk** to the residents of the flats, and users of the link road to Western Road, especially as there seem to be more children in the flats now, and therefore on the road (walking/cycling) than before, and the route passes through the parking areas for the flats, which has obvious safety implications for their cars and car owners and families. Increased commercial traffic in this residential area is inappropriate.

2. The access route is quite narrow, and some vehicles accessing this yard have had to park in the spur road off Western Road and load/unload from there, about 150 metres from the yard. This is a road not a builders yard and is inappropriate. Continuation of this practice is unacceptable because it means that it creates an **extra traffic hazard** in a narrow road, **increases the noise level** beyond reasonable, and **restricts access to our drive**. We need assurances that this practice will be discontinued. Large vehicles waiting to get into Tara Signs and Amerang factories already block access to our drive on occasions, necessitating various dangerous manoeuvres by other vehicles to get past. **Any increase in activity is therefore inappropriate in this residential road, on safety and noise grounds** (I remain unclear as to why access to Tara Signs and Amerang on the Business Park was allowed through here, access should obviously be via the Business Park road system – can you clarify this for me please).

3. **The extra vehicle movements will therefore impact on traffic flow, safety, noise, general disturbance, and probably increased difficulty in getting into our drive, and delays for the two major factories here.** If the business becomes very successful I think traffic queues will develop, particularly at peak times for builders, which could spill onto Western Road, **causing major delays on this busy road**. Traffic is often held up already causing long queues when large articulated lorries (juggernauts) need to manoeuvre at this junction to be able to drive into the two main factories here. If these vehicles cannot gain access then queues on Western Road would be inevitable.

4. I would suggest that a new access gate to this yard should be created via the adjacent industrial premises thus obviating the potential problems arising from this new business (and access to Tara Signs and Amerang should also be via the Business Park roads too).

Please ensure this objection is raised with the appropriate officers and Committee.

Yours sincerely

Mr MJ Edwards and Ms RJT Greenrod 24/01/11

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