

Simon Gray
Brooklands
Priory Lane
Arundel
BN18 0BG

Your Ref: OWPC16953
Our Ref: AB/148/17/PL 12-12-2017
Please ask for:
Mrs A Gardner

22nd January 2018

Dear Sir/Madam

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

To provide 4 No. detached houses on existing semi natural woodland site. This application is a Departure from the Development Plan.

Wooded Land South West of Dalloway Road Arundel

Thank you for your internet representation made on 20th January 2018 which has been recorded as '**an objection**' with the comments as follows:

The development will require the destruction of ancient woodland and habitat for protected species. It is a popular access point for walkers to the South Downs National Park although the footpath is said to be retained. Plus the access on Priory Lane is totally unsuitable. It is a single track lane with no passing places, close set trees making it difficult for large vehicles to navigate, erosion to the sides of the lane and inadequate drainage which will only be worsened by the development from increased run-off. Priory Lane is already subject to severe flooding around Hangar Down House. The access onto Ford Road is also dangerous and has already been the site of several bad accidents. This proposal will only increase the chances of more accidents through the increase in traffic.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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