

Margaret & Geoffrey Frankcom
2 Birch Close
Arundel
BN18 9HN

Your Ref: OWPC17223
Our Ref: AB/148/17/PL 12-12-2017
Please ask for:
Mrs A Gardner

2nd February 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 1st February 2018 which has been recorded as '**an objection**' with the comments as follows:

This ancient woodland will lose trees several hundred years old.

The site entrance opens onto a single track unclassified lane, 3 metres wide with a ditch on the east side. This is a dangerous entrance as visibility is limited in both directions. As no turning place is provided in the development it seems that large vehicles would have to back out onto the lane.

The Pre-Development Arboricultural Survey of April 2017 highlights the potential damage to retained trees during the construction, from vehicles and contractors. The danger of soil compaction leading to root asphyxiation, root death and local damage, are cited. The area affected would be much greater than the footprint of the houses, as equipment and heavy building materials will need to be stored, with large lorries delivering said materials. While screw pile foundations are planned to minimize the damage to retained trees, so are underground storage tanks for rain water. No dimensions of the tanks are given but the excavations would inevitably cause root damage.

Services are to be provided from Dalloway Rd. This would also cause soil disturbance to areas that are shown as part of the 'amenity area.'

The drainage is already inadequate to deal with heavy prolonged rain, and part of the roads in Birch Close and Dalloway Rd, are flooded at such times.

It is claimed that the houses are to be 'affordable' but no costings are given. Arundel needs houses for first time buyers, not large detached houses, particularly when they are to be built at the cost of the destruction of many diverse tree and plant species, and the habitat of a wide variety of wildlife.

Who will own and be responsible for the maintenance of the 'amenity area' and footpath to the south of the houses?

No visitor parking is provided in the plans and there is a high probability Dalloway Rd would be used instead.

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 to 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