

Sallyann Douglas
9 Birch Close

Arundel
West Sussex
BN18 9HN

Your Ref: OWPC17268
Our Ref: AB/148/17/PL 12-12-2017
Please ask for:
Mrs A Gardner

6th 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 5th February 2018 which has been recorded as '**an objection**' with the comments as follows:

In addition to our concerns over the potential loss of ancient woodlands and the many and varied types of wildlife using it, the access for these new houses being on Priory Road gives the impression that this has not been thought through thoroughly.

The road is currently a national speed limit with a drainage ditch on one side and no passing places, it is a very narrow lane and any driveway access onto this lane would have limited visibility both for those attempting to exit the new houses and also for those driving past the entrance.

If you assume that this type of detached house will attract mature families (i.e 2 x parents and 2 x teenage/adult children with a car each) and suddenly you have an extra 16 cars using a lane that cannot support the increase of traffic safely without even factoring in any visitors to the houses.

I would also like to draw to the attention of the planners, our own personal application for a 3ft tall post and rail fence in Birch Close opposite the proposed site for the new houses which was turned down on the grounds that-

"The proposal would result in the introduction of an unacceptable appearance and sense of enclosure"
and

"The proposed development would therefore be out of keeping with the character and appearance of the locality and give rise to unacceptable detriment to visual amenity in conflict with policy GEN7 of the Arun District Local Plan, 2003 and policies D DM1, D DM4 and D SP1 in the Emerging Arun Local Plan 2011-2031 (Publication Version, October 2014)."

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