

Simon Rose
41 Torton Hill Road
Arundel
BN18 9HF

Your Ref: OWPC17309
Our Ref: AB/148/17/PL 12-12-2017
Please ask for:
Mrs A Gardner

9th 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 7th February 2018 which has been recorded as '**an objection**' with the comments as follows:

I object to this planning application for the following reasons:

- 1. It is in an area of designated ancient woodland.*
- 2. Building in ancient woodland will disturb established plant life and animal species. Up to date environmental surveys of Stewards Copse (by Mid Arun Valley Environmental Surveys) shows considerable plant life and 13 species of bats.*
- 3. It does not feature as an area for development in the neighbourhood plan for Arundel.*
- 4. Access to the site is onto a Priory Lane is unsuitable. No other development has access to and I would have concerns about delivery vans and refuse collection vehicles having adequate access to the site.*
- 5. The planning site will disturb mature established trees and also an established WSCC public footpath.*
- 6. Further development will also impact upon surface water drainage, which already struggles to cope in periods of heavy rain.*
- 7. Access onto Priory Lane would detach the 4 dwellings from the rest of the town and encourage additional car journeys.*

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