

W. Gibbons
Tye Lane
Walberton
BN18 0PS

Your Ref: OWPC17568
Our Ref: AB/148/17/PL 12-12-2017
Please ask for:
Mrs A Gardner

13th March 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 13th March 2018 which has been recorded as '**support**' with the comments as follows:

Dear Mrs Gardner,

I am writing in reply to the objections made regarding the planning application and would like to comment as follows:

There have been comments regarding the large loss of trees on site, as is evident from the plans, this is clearly not the case, the dwellings have been designed and located in order to minimise loss of trees. In fact the dwellings occupy a very small proportion of the total site leaving plenty of the site to provide habitat for flora and fauna with mitigation measures provided in the application.

There have been comments as to the footpath, this is sited in accordance with WSCC signage and will be improved according to the planning information, to provide access for all, the development will not compromise access through the site to other areas of woodland.

There have been objections as to access from Priory Lane, given the very light traffic use of the lane and the lack of objections from Highways Department, I do not see this would constitute a problem.

I understand the objections, however development has to be somewhere and I feel that the plans for this site are sympathetic and totally in keeping with their natural surroundings.

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