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25th March 2021

Karen Jones
6 Otmers Quay
BN18 9JS

Case Officer: Zoe Toppin
Telephone: 01903 737889
Email: zoe.toppin@arun.gov.uk

Dear Sir/Madam,

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

Application No: AB/14/21/HH
Site Address: Riverside House 2 Fitzalan Road Arundel BN18 9JS
Description of works: Reinstatement of timber jetty using existing 3 piles.

Thank you for your internet representation made on 24th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34696

Dear Sir or Madam, I would like to object to the plans AB/14/21/HH.

My objection is on the following grounds:

1. The plans are not accurately drawn. In particular PL105 and PI 107 misrepresent the elevations of the site. There is a substantial height difference between the tow path running along the gabions and the garden at Riverside House, which is not shown by the plans.
2. The Environment Agency need to have free access along the gabions for the purposes of flood protection and this proposed structure will block that access.
3. Historically, the coal wharf had a single plank access to offload ships. This is shown in the photograph attached. The attached plans in no way serve as a 're-instatement', but rather an entirely new structure.
4. The size of the proposed structure will act as a hazard to navigation, narrowing the river exactly at a point where many watercraft turn around. Historically, the three posts described in these plans have previously been used as a turning posts for vessels needing to go back down river after unloading at the wharf.
5. Currently the properties at Otmers Quay have a thick hedge, planted with thorny plants, specifically to act as a security barrier to any entrance from the tow path. The proposed bridge over the top of the hedge would permit easy access into the gardens of Riverside House and by that route, easy access into the properties at Otmers Quay, breaching that security barrier.
6. The plans do not appear to include the heights of the proposed structure, but the wooden structure on top of the existing wall, the wooden fencing and the expanse of 'new timber' as marked on the plans, would act as a significant obstruction to views down the river to the town bridge.
7. I have a small terraced property with a small garden. If this proposal goes ahead, the seating area, which is the only part of my garden to get sunlight in winter, will now have the view blocked by this large timber fence. This is not reasonable. The property holder has a large expanse of river frontage and could easily position his access to the riverbank at the other end of his property where it would be less likely to be an unwanted

intrusion.

8. The proposed access is not in keeping with the locality. Almost opposite the Riverside House property is an access to the river from Town Quay. This uses a gate cut through the wall, secured and engineered to ensure it is flood protected. This style of access would be less intrusive and more in keeping with the area, whilst still maintaining the need for security and flood protection.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need

to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.