



5 Queens Lane
Arundel
West Sussex
BN18 9JN

4th September 2018

Planning Department
Development Control
Arun District Council
Arun Civic Centre
Maltravers Street
Littlehampton
BN17 5LF

SCANNED

10 SEP 2018

Dear Sirs

Your Ref: AB/73/18/PL – Demolition of garage and erection of 2 No. dwellings with associated car parking and landscaping – Land Adj. 18 Queens Lane, Arundel.

I am writing to object to the above planning application:

1 The land is adjacent to a working farm with one access route from Fitzalan Road/Queens Lane. Your Drainage Report specifies there must be 'safe access and egress' – this is simply not possible taking into account the width of Queens Lane (it is impossible for lorries to manoeuvre to the bottom of Queens Lane) – either during any construction or the level of additional traffic the development would bring.

2 The Drainage Report also asks that soakaways be suitable for surface water. Queens Lane does not have sufficient soakaways and the two drains at the top of Queens Lane are constantly blocked and number 1 Queens Lane is often flooded because of the lack of drainage. The water pools considerably along Queens Lane and I find it hard to believe an inspection has not been carried out when in fact there is wet weather to see the effect.

3 A new property was recently built in Queens Lane (although lack of planning permission notice for sufficient period) which caused considerable disturbance with vans, lorries, noise and breakup of the road surface (Queens Lane is an unadopted road with very uneven surface and no pavement area). That property has flooded in the short period it has been built (a few months).

4 The contractor's vehicles had to reverse back up Queens Lane when building the recent property as there is insufficient space to turn in the road.

5 There is no pavement in Queens Lane and this further development with associated traffic poses a serious threat to residents, their children and pets. Traffic moves up and down at far too fast a pace at the moment, with a taxi company and their associated transport 3 doors down from the proposed development the additional level of traffic will be unacceptable and unsafe. As it is 'it's an accident waiting to happen'.

6 Because of the lack of proper drainage the Lane becomes very muddy which deposits carry down from the farm and associated area which is where the development is proposed.

7. Overall the development would harm the character and appearance of Queens Lane and would not fit in with the building line and size and character of the houses in Queens

Lane. The houses appear to be on 3 floors with garage on lower floor (presumably because of flooding risk) which more closely resembles the numerous properties in the town on the riverside with its associated flooding problems. With 3 bedrooms the houses will no doubt attract several additional vehicles adding to the problems already mentioned above (5).

I would ask that a further site survey and consideration of the area and lack of accommodation for further building works be seriously considered and importantly the safety of the residents in Queens Lane.

