

Sophie Lynch  
1 The Heathers  
Arundel Road  
Angmering  
BN164LE

**Your Ref:** OWPC24849  
**Our Ref:** A/146/19/PL 18-10-2019  
**Please ask for:**  
Mrs A Gardner

18th November 2019

Dear Sir/Madam

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

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Demolition of existing storage building & erection of a 3-bedroom chalet bungalow with associated parking & landscaping. This application affects a Public Right of Way.

Land rear of 1 The Heathers Arundel Road Angmering

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Thank you for your internet representation made on 15th November 2019 which has been recorded as '**an objection**' with the comments as follows:

*I wish to place on record my strong objections to the proposed plan. The site is falsely described as a brownfield site when in fact it is a small garden plot retained by the previous owners of my property. When I purchased the property, we were verbally told that the reasoning behind the previous owners wishing to retain the plot was to store equipment; I have previously enquired to purchase the plot to reunite it with the rest of my garden.*

*Notwithstanding the false information provided to me during the purchase of my property, the proposed new property will directly overlook my house and garden. The site also seems woefully small for a 3 bedroom property and I fail to see how they will even access the new house as there is no private access direct from any public road, plus there doesn't appear to be sufficient parking on the plan. Furthermore my partner works for a construction waste haulier and drives LGV tipper lorries and fails to see sufficient space for such vehicles to service the construction of the proposed development without causing significant health and safety problems to this tight area.*

*In addition to my personal concerns stated above, I have also taken legal advice on the validity of the development and they have provided me with the following points that they feel give further credence to a planning refusal:*

*a. The current foul drainage is already at capacity and drains frequently get blocked. I am told that there have not been any capacity studies or CCTV exploration of the existing drains as part of this application, and there does not appear to be any indication of where the drains are proposed to connect into the existing drainage system.*

*b. This development would set a precedent for the development of the rear gardens and/or garage compounds of other properties in the area which would have a disastrous impact on parking and further increase traffic/parking issues on Arundel Road.*

*c. There is no justifiable need for the housing as there are already other larger developments in the immediate area that have already been constructed or planned which cater for affordable homes and social rented accommodation.*

*d. Bats are seen in the garden of my property, the adjacent properties in The Heathers and also nearby houses in Arundel Road. It is thought that they come from the large shed on the proposed site. I am told that this would need investigation as bats are a protected species.*

*e. The site opens onto a footpath that has a high usage by members of the local community including children attending nearby schools. Enhancing footpaths is stated as a high priority in The Angmering Neighbourhood Plan.*

*I hope that you will take into account the numerous issues that I have listed above and do the right thing... Please refuse this application.*

*S Lynch.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements).

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