

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 August 2019 12:06
To: Planning Scanning
Subject: FW: BE/84/19
Attachments: Site 6 letter-18.8.19-adc-objection to BE 84 19.pdf

From: Simon Davis
Sent: 19 August 2019 10:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BE/84/19

[REDACTED]

From: stephen jupp <[REDACTED]>
Sent: 18 August 2019 11:36
To: Simon Davis [REDACTED]
Cc: Fiona Dobbs [REDACTED]
Subject: BE/84/19

Hi Simon

please find my objection, as close neighbour, to this application.

My objection is on a single issue, namely their failure to mention / address / retain the substantial landscape belt on the west boundary of 350 Chichester Road which was negotiated by me with the developers right at the beginning of the development and has now become well established and is CRITICAL in ensuring that our amenities are preserved.

Would you be able to give me the contact details of the agent for the developers dealing with this so that i can discuss my concerns direct with them.

As an aside there appears to be a compound appearing next to 350 Chichester Road - a compound in this location has never been agreed as far as i am aware and certainly the developers have not approached any of the local residents about this.

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
Sally Field Lodge
Rotten Row
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[REDACTED]

STEPHEN JUPP

BA(Hons), LLM, MRTPI

CHARTERED TOWN PLANNER

Simon Davis
Planning Division
Arun District Council
1 Maltravers Road
Littlehampton
BN17 5LF

Sunday, 18 August 2019

Dear Simon:

Re: Planning Application BE/84/19/PL

Site 6, North Bersted

OBJECTION

This letter comprises our objection letter to this application. We area near neighbours [2 doors away] from this development site.

We have no objection to the principle of housing on this section of Site 6 but our objection is specific to the complete absence of any reference to the well established native hedgerow / tree belt along the west of of our neighbours property - something that was negotiated by us with the developers when the development was first proposed.

This existing landscape belt provides a valuable roll not just as a wildlife route but in ensuring that the amenities of the original houses - nos 346 - 350 Chichester Road - have their amenities preserved by the significant development behind.

Can I first refer to the Ecology Report which alleges that *"Phase 4C comprises tarmarked hardstanding that has been in use for several years as the contractors' car park adjacent to the main office."* This is simply factually incorrect. The application site, subject to his application has NEVER been used as a car park or any other use in connection with the build out of the estate was a whole. In fact, until a couple of weeks ago it was a grassed area used by local children.

The ecologist clearly has not visited the site. They also make no reference to the landscape belt on the west side of 350 Chichester Road.

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This total misunderstanding is continued in the submitted DAS which on page 18 under the heading 'Tree Protection' says there are no trees on the site or within close proximity. **Again this is factually incorrect.**

Another error in the DAS is the reference to the application being accompanied by a detailed landscaping scheme – no such scheme has been submitted

The final error is on the application forms in respect of question 15 'Trees and Hedges' In answer to the question 'Are there any trees or hedges on the proposed development site?' the answer is no. THIS AGAIN IS FACTUALLY INCORRECT.

I MUST REQUEST THAT THE ECOLOGY REPORT, DAS AND APPLICATION FORMS ALONG WITH ASSOCIATED PLANS ARE CORRECTED IN RESPECT OF THE EXISTING HEDGEROW/TREE BELT AS A MATTER OF URGENCY.

At the beginning of this letter we set out how this important landscape belt came about. This landscaping belt has formed an integral part of the landscape scheme for the whole site and it must be retained.

The Google StreetView photographs below from April 2016 shows the important role it played back then. Now some 3½ years later it has become much more established and its role and function increased.



As with the landscape belt behind 346-350 Chichester Road the western landscape belt must NOT be included within the garden of any property and it must be fenced off with a 1.8m high panels fence. This guarantees its long term retention for this purpose. If it is included in a garden it will be likely that over time it will be thinned or cleared and its function will diminish or disappear.

The western extent of the hedgerow currently aligns with the eastern side of the temporary footpath and this must form the line of the new fence. This alignment is slightly further west than the western edge of the footway in front of plots 606-610.

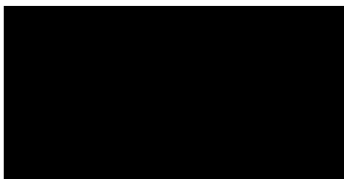
Such an approach will secure the long term protection and retention of the landscape belt.

We have attached an enlarged copy of the submitted site plan indicating where we consider the protective fence should be erected. That said this is an old plan as the parking for plots 328 etc was moved further south into the rear landscape belt without consent some years ago – this is self evident from the Google Earth photograph from this year as shown below.



We look forward to receiving confirmation that the Council will request that the developer ensures that this important buffer landscape belt is preserved as it was originally intended.

Yours sincerely,



STEPHEN JUPP
BA(Hons), LL.M., MRTPI
Chartered Town Planner

