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14th June 2022

Tony Occleshaw
POACHERS
EASTERGATE LANE
CHICHESTER
West Sussex
PO20 3SJ

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

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

Application No: BN/65/22/PL
Site Address: Land at rear of Cedar End Eastergate Lane Eastergate PO20 3SJ
Description of works: Sever land and erection of 1 No bungalow with new vehicular access (resubmission of BN/14/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling.

Thank you for your internet representation made on 13th June 2022 which has been recorded as an objection with the comments as follows:

OWPC48120

I have absolutely no objection to the proposed building - I like the design, it is single storey and not harmful visually so long as the materials are in keeping with the locale.

However, I have strong reservations over the proposed access so raise an objection mainly on this area of the application.

ACCESS CHALLENGES

The driveway clearly conflicts with the RPA of the shared Western boundary of the site. There are specimen trees as well as a mature row of leylandii, these are both features and material in providing privacy.

The tree survey submitted with the original BN/14/22/PL application had a number of error / inaccuracies - it looks unchanged to me. Feature trees are still missing. Over 30 trees were removed from the site prior to the application being submitted. This makes it critical that remaining trees are preserved and protected.

It would challenge the Arun tree Officer, The Planning Case Officer and the Planners/Councillors who may get to determine this application to ensure - should the application be approved - that both during and after construction, when the proposed driveway would be in place, that the protection of all boundary trees, including the leylandii, is guaranteed. Should these trees be damaged we potentially lose our privacy as well as putting the current Cedar End property and several of our outbuildings at risk.

When the access route so clearly encroaches into the RPA of the trees on the boundary, I struggle to see how they can adequately be protected.

There is mention of a modified construction method to address this, I would expect all involved to validate this method as adequate protection and for it to be monitored / policed as being implemented and adhered to at all times - especially during construction when heavy weight and high volume traffic would be expected on this access route.

The ADC Case Officer for BN/14/22/PL visited our site to get a view of these issues, the Tree Officer is welcome to do the same at any time.

If ADC cannot confidently address these issues through conditions and monitoring, an alternative means of access should be required.

The Fire Service may have their own comments on the access, based on our own experiences - width of access, ability to turn around on-site, access to adequate water supplies.

CONSTRUCTION PHASE

Following storms earlier in the year, several fence panels on the site's Western and eastern boundaries are damaged / missing. These have not been repaired or replaced.

This makes us very aware of the proximity of the build's location relative to our own property and would ask that measures are taken to reinstate the fencing and/or install hoarding along the whole boundary to provide reasonable privacy and protection during the construction phase.

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

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

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

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>