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Planning and Development Consultant

ARUN DISTRICT COUNCIL
RESOURCES DEPT

6 MAY 2010

10 Newhall Close
Bognor Regis
West Sussex.
PO21 5RG

ACTION...

Mr. K. Wheway
Development Control Officer
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

My Ref: RLS/262HR/AR
Your ref: BR/60/08

4th May 2010

Dear Mr. Wheway

Residential Development for 36 Units of Sheltered Accommodation
McCarthy and Stone; 262 Hawthorn Road, Bognor Regis

I write to you regarding the above as I have two matters to raise with you regarding the current planning application. These are matters relating to the current proposal and I look forward to receiving a reply from you shortly.

The first matter that I need to write to you about is the recent long delays that there have been in the consideration of the commencement of works at this site for reasons to me which were previously unknown. I have now received a letter from McCarthy and Stone direct advising me that the demolition works have been delayed whilst the Council was debating with them an affordable housing contribution and I understand this has now been agreed.

I am somewhat surprised that McCarthy and Stone have been discussing with you the affordable housing contribution as I believe that this had been preset in your negotiations and had been formally agreed with your Council's Planning Committee having attended your Council when planning permission was granted. In the circumstances I would be grateful please if you could advise me whether or not the previously agreed sum, as agreed with your Council members has in any way being changed through discussions with McCarthy and Stone. I say this as I would be pleased to receive your formal confirmation on this point given that I have recently heard through the National press that house price figures have actually not gone down but have increased during the last calendar year by the margin of some 10% or thereabouts on all individual prices. I see no reason therefore for your Council to have reduced the sum that it would be charging McCarthy and Stone. I make this point simply for completeness but I am sure you will appreciate that I am somewhat surprised and concerned that McCarthy and Stone have been discussing with you the level of affordable housing contributions.

The second matter that I write about is that following an earlier visit to your offices to view your Council's case file I have seen a detailed drawing on the file which I had not seen

previously and I do not believe it was one of the plans that was presented to your Council's planning committee. The matter raised by this plan, which is titled in the bottom left-hand corner as being submitted by the Planning Bureau Limited with a heading title "Hard Landscaping Plan" and has a drawing reference number at the bottom of the plan 10/1441/006 revision B and is dated June 2008. On the submitted drawing there is a "substation" provided in the north-west corner of the site which is in effect immediately adjoining the rear garden of my property at number 10. If you travel into the site via the access way, pass through the residents buildings you will come to a car parking area and this drawing is shown on the left-hand side of that area immediately adjoining an existing Hawthorn tree. There are two matters that I wish to raise with you regarding this matter. Firstly, it is described as a substation which suggests to me that there is to be construction or ground works coming through that part of the site which will affect the area within the substation. This will affect the existing Hawthorn tree and in any event, given that a high voltage electric cable was put on to the site adjoining the boundary at the north-western end in West Meads Drive, under an existing Oak tree, is that cable to travel to this substation? I had presumed that all existing cables would run through the driveway between the two properties to lead to this substation.

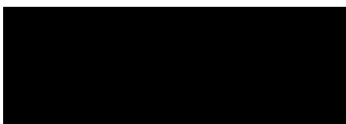
The second matter it raises is that this building is enclosed beneath an existing hawthorn tree and is obviously contained within the root spread of that tree. Surely if this involves any underground work at all it is likely to have an effect on the hawthorn tree and I would be grateful if this has been properly considered by your Council's tree officer.

The last matter that I wish to raise regarding this area is that it is suggested that it should have a close boarded fence around the substation on only its south-west and south-east sides leaving nothing adjoining my property, to the north west and north east. If this substation is to be sited in this area then it should be enclosed on all sides by the 1.8 metre high close boarded fence so that it is all contained on all boundary sides. I am sure that you would agree with me that you would not wish to see an electrical sub-station sited some 3 metres away from the common boundary which is not properly contained in respect of its relationship to my property.

I am sure that you are aware of my concerns with regard to this area and the introduction of this substation was I believe something new and not included within the submissions that were made to your Council's Planning Committee when it met and considered the application on the 22nd of April 2008 and I note of course that the drawing was produced later than that date.

I will be pleased to receive your views on both the affordable housing measure and also the provision of the substation adjoining my property.

Yours sincerely



R. L. Stubbs