

Mr Rod Scholey
19 Orchard Way
Fontwell
Arundel
West Sussex
BN18 0SH

Your Ref: OWPC6240
Our Ref: WA/27/15/PL 27-05-2015
Please ask for:
Mrs A Gardner

8th July 2015

Dear Sir/Madam

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

Demolition of existing garages & erection of 2No. chalet dwellings
Deans Yard Orchard Way Walberton

Thank you for your internet representation made on 7th July 2015 which has been recorded as '**no objection**' with the comments as follows:

Although we have no objections to this latest application there are a few points that we feel we need to bring to your attention.

1. We would like to point out that the east end of Orchard Way (last 90 metres), which allows access to Deans Yard, is privately owned by the residents of that end of the road and has been upgraded in 2008 to Highway standards with two soakaways, four gullies, kerbing and completed with a tarmac finish, at considerable cost to ourselves.

2. We would like to make you aware that the access to the proposed site, known as Deans Yard, which runs from the east end of Orchard Way to the back brick wall of no.2 Deans Close, is not owned by the developers but by the Deans. If this road is to remain an unadopted road will the developers take care of the drainage and surface water?

3. Access to the site is very tight, the 90 degree bend at the junction of Orchard Way and Deans Yard cannot be negotiated by large vehicles in one go. During construction there will be a lot of heavy vehicles going in and out and we are concerned about damage to the road and neighbouring walls, driveways and hedging. We would like reassurance that any damage incurred will be rectified at no cost to the residents.

4. The above comments are not an objection to the building proposal but to make you aware of the above points and to encourage the council to get things laid out correctly from the beginning.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange

for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Director Planning & Economic Regeneration