



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

5th June 2020

Mr D Page
Tokar Industrial Park
Yapton Road
Walberton
BN18 0AS

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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: WA/30/20/PL
Site Address: Spindlewood Yapton Lane Walberton BN18 0AS
Description of works: Demolition of existing dwelling & erection of 8 No. dwellings with associated landscaping, parking & works. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 5th June 2020 which has been recorded as an objection with the comments as follows:

OWPC27546

I am writing as Proprietor of Tokar Industrial Park, Yapton Lane, BN18 0AS and of the land to the immediate North of the proposed development.

Whilst I have no objection in principle to the development, I must insist the following points are made in consideration SUBJECT TO its potential approval:

The Site Plan does not show the existing conifer tree line along the Western boundary, which adjoins my land. There is an existing chain link fence along the same line, on my side of the conifers which suggests the ownership of the trees are that of the Developers. They provide substantial visual and sound privacy benefits to my paddock, as well as an excellent wildlife habitat, which in my view should be preserved. In view of this, whilst I understand the Developers and Owners of the the proposed properties may wish to remove or reduce the size of the boundary, I would like specific details of a plan on the future treatment of it, to include environmental impact, replacement fencing or other boundary. I understand the ratio of replacement trees is 2:1. Where are they likely to be placed? If a fence is to be constructed, I must insist it to be a minimum of 2.4m in height and line of trees planted on the west side (on my land) to reduce the severity of the impact the removal of the conifers would make.

I would like specific details of the visibility splays for the exit onto Yapton Lane. Unfortunately, I did not make representation in time for amendments to the splays to the recent development of the former Progress Garage site to the south of this development and to the north of my industrial park access. As a consequence (despite WSCC Highways not taking responsibility for missing this), I now have considerable reduced visibility to the north, when exiting my access from Tokar Industrial Estate. This could have been easily resolved by setting back the new wall to the north, giving my Tenants and visitors the required 2.4m x 120m (Although I contended the use of the access is mainly for lorries and should have been 4.5m x 120m). You will

understand therefore, my concerns about the visibility requirements for the access to this proposed development. According to the Site Plan there is clearly a pinch point to the east roadside boundary to Cottage 3. I would like details of this splay to be clear on on future detailed plans and on any approved consent, in order the new boundary wall/fence will not preclude good visibility, for all types of vehicles exiting my two accesses to the north and south, onto Yapton Road.

If the requirements above are not considered and effected, I confirm my OBJECTION to the application, on those grounds.

Yours faithfully,
D. Page.

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 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.