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18th July 2022

Margaret Turner
1 Barnfield Cottages
Arundel Road
Fontwell
West Sussex
BN18 0SE

Case Officer: **Mrs A Gardner**
Telephone: **01903 737529**
Email: **Anita.Gardner@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/42/22/PL
Site Address:	Morelands Arundel Road Fontwell Arundel BN18 0SB
Description of works:	Demolition of existing dwelling and erection of 5 No. residential dwellings, associated car parking and access. (Resubmission of WA/5/22/PL). This application is in CIL Zone 2 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 17th July 2022 which has been recorded as an objection with the comments as follows:

OWPC49150

I object to this application for the following reasons:
There are several inconsistencies in various documents:
Some authors of reports have clearly not visited the site, as they claim it is accessed from The Ridings
One paper says that the parking and access track is to be block paved with permeable surface; two others cite the need to build up the access track with tarmac, in order to achieve the width for larger vehicles. This could damage the root run of the shared hedge with the Ridings - and could cause run off onto the Ridings
The Ecology Report states that three bat surveys are to be conducted between May and August. Only one was carried out in August and the second was carried out in September, which is outside the date parameters. No third survey was carried out. Echo location will not pick up Barbestelle bats, which are known to frequent Fontwell Avenue and West Walberton/Wandleys Lane area
The drainage tests have not been carried out to the satisfaction of Arun's Drainage Engineer. Soakaway trial pits were chosen by the client; surely this should be down to the Engineer
The allocated parking spaces are not sufficient, in reality, as three/four bedroom houses are normally bought by families with teenage children that will all have cars. By parking their cars on Arundel road, this could cause visual obstruction to driveways. WSCC Highways seem to be not happy with access and parking
This site is not big enough for so many properties, particularly with such a restricted width access track, and the turning area will not accommodate large delivery trucks when cars will inevitably be parked off of driveways
Has the layout been designed around the public sewer as per letter DSA 000012623 dated 28/6/22 and can our 6 inch sewers deal with the extra load that 5 large three bathroom houses will produce?

I have concerns about light pollution so close to the National Park - hopefully any street lighting will be discreet and switched off overnight.
The hedges around Morelands form a continuation of the wildlife corridor to the rear of Barnfield Cottages; dormice have been found further along this hedge. Although new hedging is proposed to replace those trees that could be removed, there doesn't seem to be any requirement to water and nurture these new plants
On a more positive note, I applaud the installation of EV chargers (who pays for the visitor one?), but would also like to see an Arun policy that requires solar panels/ tiles on roof.
The design of the houses is an improvement on the last application. However, I believe this site is only suitable for two or three houses.

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