

MR & MRS R. LISLE
WEALDEN HOUSE, 7 LONDON ROAD,
FONTWELL, ARUNDEL
WEST SUSSEX.
BN18 0SG

Your Ref: OWPC19923
Our Ref: WA/58/18/PL 15-06-2018
Please ask for:
Mrs A Gardner

6th September 2018

Dear Sir/Madam

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

Erection of 2 No. detached dwellings, adaptation to existing crossover & new driveway,

1 Orchard Way Fontwell Walberton

Thank you for your internet representation made on 5th September 2018 which has been recorded as '**an objection**' with the comments as follows:

We are writing to oppose the proposed planning application 'Erection of 2 no. detached dwelling, adapted to existing crossover and new driveway' made for 1 Orchard Way, Fontwell. We were disappointed with the proposal due to the plot's proximity to the boundary and subway access point to the Slindon Country estate. This is a regularly used public footpath for both cycle events and equestrian users and enters National Trust land. The property is situated on the corner junction of Orchard Way and London Road, and currently orientated towards 6 and 7 London Road, as well as 2 Orchard Way. The proposed additional properties adjacent to 1 Orchard Way will overlook these properties and the footpath entrance to the National Park. The proposed houses are also planned nearer the junction than the existing property, therefore the views from the surrounding dwellings will be obscured. Our view of the Grade II listed 'South Gateway and Lodge of Slindon Park' will also be blocked by the proposed dwellings.

Additionally, we have concerns for highway safety and the impact of two additional drives adjoining Orchard Way close to the road's junction with both parallel stretches of London Road. The photos included on the 'Context photos' attachment are out of date as they are taken from Google Street view and are not representative of the current junction; the current junction is more built up with planting and the top of the London Road 'unmade road' has deteriorated with use. Parking during Fontwell Racecourse events along these roads is frequent and has been an identified issue by the Walberton Neighbourhood Development Plan 2015-2035 (page 12). Each new drive is planned at 3.5m wide and able to facilitate two cars each which does not allow significant room for a vehicle's turning radius. Vehicles needing to turn in the road, near the junction, is a likely consequence. Access for bin lorries and delivery vehicles turning from the old unmade London Road (parallel to London Road) onto Orchard Way is already problematic- an additional two driveways onto this stretch of road will only add congestion. The impact to visibility and pedestrian safety should be strongly considered due to the proximity to the subway public footpath.

The Biodiversity checklist is not correct either as 'No' has been selected for the Bats and Breeding Birds surveys, despite in the noise assessment survey nearby hedgerows and planting have been recognised. A bat colony has been repeatedly sited in this area and should be surveyed as not to detriment a protected species. The old trees, including a significant Oak tree lining the A27 (not currently shown on the application's Plans) will be also obscured from the sight line of other dwellings and the potential impact on their root systems should be investigated.

The proposed sandstone paving and additional impermeable surfaces in this location will also negatively impact the likelihood of flooding to the subway. Extensive water run-off is already a problem to the area (within the Lidsey Waste Water Treatment Works catchment) as stated in the WNDP 2015-2035. The subsequent impact to the sustainability

of watercourses should be considered.

The impact of noise pollution on the end users of the proposed houses is a concern as the site lines the A27. The Noise Assessment states recommended sound levels for internal living spaces is expected to be exceeded if windows were opened. The assessment also recognises the recommended external sound levels are exceeded in the garden spaces of 1 Orchard Way- the proposed gardens will only exceed this level further as they are situated closer to the main road. Exposure to significant acoustic pollution is unpleasant and would directly impact the quality of life of the end users.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning