

Kevin & Sue Trust
Woodacre
Arundel Road
Walberton
West Sussex
BN18 0QP

Your Ref: OWPC24020
Our Ref: WA/63/19/PL 03-07-2019
Please ask for:
Mr J Baeza

13th August 2019

Dear Sir/Madam

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

Erection of 8 dwellings with garaging & open resident & visitor parking, with a new access from Arundel Road; provision of hard & soft landscaping & open space; foul & surface water drainage systems; & other works - This application is a Departure from the Development Plan

Land South of Arundel Road Walberton

Thank you for your internet representation made on 12th August 2019 which has been recorded as '**an objection**' with the comments as follows:

Whilst we agree in principle of the type of properties & number being proposed in this planning application we do have some concerns and so have to object on the specific points shown below.

Overlooking - Loss of Privacy

Taking into account the available space on the site we have concerns that the proposed 'Gateway' style entrance will result in plot 1 overlooking the neighbouring property - Foxwood cottage. This will result in loss of privacy for both properties. We understand that our neighbour has submitted an alternative proposal to overcome this issue which we would support.

Highway safety

We are concerned that the proposed access to the site from the existing carriageway on Arundel Road is extremely narrow. We understand from WSCC Highways that the existing acoustic fencing and roadway surface that runs between Arundel Road and the A27 trunk road has not been repaired due to budgetary pressures. The proposed development would seem to present an ideal opportunity for partnership with the developers to resolve this issue and enhance with appropriate landscaping developers the approach & frontage to the proposed development.

Whilst we appreciated and very much support the intention of the developer to retain the rural and secluded approach to the development it is important to ensure appropriate access is available for all vehicles i.e. residents, refuse collection and emergency vehicles such as Fire Appliances.

Soft & Hard Landscaping Strategy

Maintenance and enhancement of the existing boundaries made up of trees (some existing Trees being covered by TPOs), Shrubs & Hedging is extremely important to our support of the proposal to ensure our existing level of privacy. We would look to the relevant planning authority to ensure these provisions are satisfied and maintained during the development and beyond. Sadly, this has not been the case recently with other local developments.

Personal & Business impact

Whilst we appreciate that the impact of the proposed development on us and our B&B business is not a reason to formally object under planning regulations but we hope that

appropriate conditions/requirements can be placed upon the developer to ensure that any disruption is kept to a minimum and suitable arrangements are put in place to manage the impact of construction traffic and associated parking of vehicles by all trades during the construction stage to Arundel Road.

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