

Kerry Hill
6 The Meadows
Walberton
Arundel
West Sussex
BN180PB

Your Ref: OWPC20314
Our Ref: WA/75/18/OUT 07-08-2018
Please ask for:
Stuart Corbey

26th October 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for 1 No. dwelling. This application may affect the character & appearance of the Walberton Village Conservation Area.

Land to the rear of 7 The Meadows Walberton

Thank you for your internet representation made on 26th October 2018 which has been recorded as '**an objection**' with the comments as follows:

I have the following comments and objections to this proposed development plan:

It does not appear to fit with the local neighbourhood plan voted on by the highest turnout of voters in Arun district and with a massive 95.66% YES vote. (Google Search: Walberton Parish Council Neighbourhood Plan)

There are roosting bats in St. Mary's church which is just across the field (around 100 metres away) from the proposed new build. There were 338 Soprano Pipistrelle Bats counted in 2002. The surrounding trees/woodland are very likely to be habitat for these bats and possibly other protected species. This new development would potentially disturb this habitat. During the summer months we see these bats flying around our house and neighbour's houses in The Meadows. (Google Search: St Mary's Walberton Churchyard Bats)

It will impose on the rear elevation of No. 6 The Meadows (my home) which is set further back than the No. 7 The Meadows, in terms of overlooking and overbearing impacts. These impacts will also likely devalue the financial value of No. 6 and No. 7 The Meadows.

It affects the setting of a Listed Building (Dower House) and possibly affects the nearby conservation area around the Dower House.

The proposed single-track access and driveway (through a wooded area owned by the listed building 'Dower House' and alongside a public footpath), does not appear suitable to support two dwellings because it is single track and very narrow with no turning or passing point. Any subsequent solution (e.g. layby) would potentially further damage this wooded area habitat and also affect the setting of the listed building 'Dower House'.

The proposed single-track access and driveway is outside the built-up area and is very close to the conservation area around the Dower House.

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