

J R Hill
6 The Meadows,
Walberton,
Arundel,
West Sussex
BN18 0PB



Mr Stuart Corbey
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

20th October 2018

Dear Mr. Corbey,

OBJECTION to WA/75/18/OUT - Land to the rear of 7 The Meadows, Walberton

We live next door, north/north east of the proposed development site and are writing to ask that Arun District Council refuse this planning application from Mr A R Wright & Mrs N Wright.

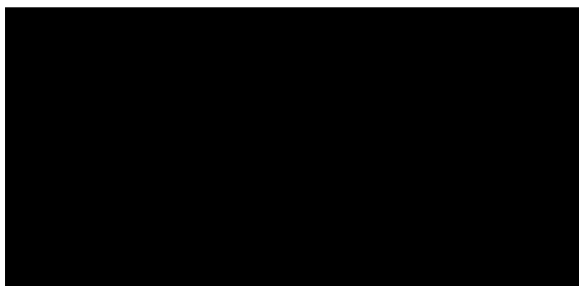
Our comments and objections relating to this planning application are as follows:

- The application is for outline consent. This results in a lack of any detail for the proposals and as such limits the ability of the Local Planning Authority (LPA) to assess the true impact of the scheme.
- The proposals involve the creation of a new access road via an existing track used by Coppice House. The formation of the new access will likely involve the removal of existing trees east of the site. Although these trees are not believed to be protected by TPOs they clearly contribute to the setting of the nearby Listed property. Their removal will impact on the setting of a listed building (Dower House, Church Lane, Walberton).
- The proposals will significantly reduce the amenity space for the host plot to a degree that will be to the detriment of both current and future occupiers of 7 The Meadows and their living conditions.
- Similarly, a proportion of the new plot will fall within the canopy of existing trees (see photographs below). This will lead to both poor living conditions for future occupants of the new dwelling and in turn put pressure on the council to agree the felling of existing trees in the future.
- It is likely that any new dwelling will be positioned on an east west axis on the new site and this will be within close proximity of the rear elevations of both No.6 and No.7 The Meadows. This will undoubtedly lead to overlooking and overbearing impacts.
- The new dwelling (having front to back relationship with existing properties) will be at odds with the existing pattern and grain of built form in the surrounding area and would result in a poorly conceived site layout contrary to best practice spacial planning practice.
- Finally, whilst it is understood the application is for outline permission (with all other matters reserved), the principle of the development must still be assessed by the LPA when determining the application. The application provides no indication of size of the proposed dwelling or even a basic site layout. The scheme is not supported by a tree report or an ecology assessment and without these it is difficult for the LPA to truly form a reasonable opinion on the scheme. Indeed, without knowing the potential site constraints (such as root protection areas or presence of protected species) the principle of the development cannot confidently be assessed by the LPA or be considered acceptable.

I have submitted marked up photographs of the site at the bottom of this letter, for your attention. Should you require any additional information, clarification of any comments made, or would like to arrange a visit to our home; please do not hesitate to contact me on [REDACTED] or [REDACTED]

Should the application be heard at planning committee, I formally request that I am notified in order that I may make representation.

Yours Sincerely,



Jonathan Hill

Copy to:

Walberton Parish Council, Parish Council Office, The Pavilion, The Street, Walberton BN18 0PJ

Marked Up Photos of Site Below:





Setting of New Development
From Field Behind

Tall Trees At Plot and Access Point



Trees around point of access to proposed development
of No. 7 The Meadows, visible around Walberton Village

