

Planning Application: Gable House- Covering letter and Lidsey Water Foul Catchment Area Statement.

Site address: Gable House,
The Street,
Walberton,
Arundel
BN18 0PH

Dear members of the planning committee / Arun County Council,

I am writing in application to widen our drive by removing one metre of wall (west of the drive entrance) and reducing the next metre in height from 1100mm to 740mm. This proposal will address the safety issue of accessing and exiting our drive. The Street has become increasingly busy now that houses have been built on the old Turnpike Motors site opposite, a situation that will become worse once the site is fully occupied. This change will dramatically improve the site line of drivers exiting our drive onto The Street. Oncoming traffic will be more visible thus improving highway safety. Vehicles emerging from the driveway will also be more visible to traffic/ cyclists / pedestrians.

Ian Gledhill from the Highways Dept commented on preplanning advice that "In principle if any works are proposed that will improve highway safety, then these will be looked upon favourably by the County Council. The proposed works would clearly improve access arrangements for your property."

When cars were parked opposite us before, we had the facility and permission from Turnpike Motors to swing onto their forecourt to safely access our driveway. This is no longer possible and it requires a two or three point turn to access or exit when cars are parked there. The road is increasingly busy and is a clear road safety hazard.

In order to improve the turning circle on the drive to facilitate driving out rather than reversing some of the vegetation and soil will be removed from behind the front wall, which is currently leaning and deteriorating. The flint wall will be rebuilt as close to its existing appearance as possible if subject to collapse following the removal of vegetation behind the wall. The existing materials of the wall will be retained.

To re-iterate we are not trying to change or spoil the character of the wall, simply to address the safety issue of accessing our drive, following the housing development opposite. This has now become 'an accident waiting to happen'.

This site is based within the Lidsey Foul Water catchment area, is connected to mains drainage and uses a soak away for rain water drainage. The proposed development does not change these means of drainage.

I enclose this letter supplementary to our online planning application with attached drawings.

Yours faithfully,

Andrew Ratcliffe