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2nd May 2025

Anthony Ring
1 Holmdale
Eastergate
PO20 3AA

Case Officer: Amber Willard
Telephone: 01903 737942
Email: amber.willard@arun.gov.uk

Dear Sir/Madam,

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

Application No: BN/46/25/PL
Site Address: Land South of Wandleys Lane Eastergate PO20 3SE
Description of works: Application for construction of 10 No. dwellings with new access from Wandleys Lane, landscaping and areas for ecology & amenity space. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 1st May 2025 which has been recorded as an objection with the comments as follows:

OWPC76124

I object to the proposed development on the basis of 1) pollution during construction and 2) increased flooding risk once completed.

1) Pollution - At this neighbouring property lives a fragile infant with a severe life-threatening cardiac condition. Any decrease in air quality or increase in airborne matter, such as dust thrown up during construction, airborne debris from the construction process, or increase in heavy traffic from site machinery poses a significant & material risk to life due to increased respiratory challenges such as airborne matter will cause and the associated stresses placed on the infant's cardiovascular system. The location of the proposed development is firstly very nearby and secondly directly in line with the prevailing winds meaning all such material would be carried directly over this property. This will pose major risks both inside the property but certainly within the surrounding gardens, making it all but impossible for this infant to use the external spaces.

For reference, I have observed over the last years the nearby developments (small developments at Wandley's Farm and at Nuthatch on Wandley's lane, and larger developments to the west of Fontwell avenue and south of Level Mare Lane) all of which have created significant airborne material during the full tenor of the construction process, oftentimes travelling a significant distance, and therefore have grounds to believe this development would be no different, leading to at minimum a significant loss of quality of life and at worst loss of life.

2) Flooding - Wanderley Lane has experienced multiple significant floods in the past three winters, notably

with the junction between Wanderley's Lane and Fontwell Avenue being impassable for many weeks. Whilst there has been an impact from the southern water borehole, there have also been times where this flooded independent of that, and it would appear the drainage system is not able to cope with the volume of recent rainfall and human use. It would be a risk to flooding in the area, to a) increase the number of properties using the drainage system and b) reduce the area for natural soak away in the immediate adjoining existing greenspaces.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>