

22nd April 2026

ALAN ALLISON
Woodland, West Walberton Lane
Walberton
Arundel
West Sussex
BN18 0QS

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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: WA/18/26/PL
Site Address: Land off Arundel Road Fontwell
Description of works: Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 21st April 2026 which has been recorded as an objection with the comments as follows:

OWPC82982

As the name Fontwell implies there are springs within its boundary and an aquifer beneath.

I have the following comments on Drainage

Arun District Council Strategic Flood Assessment shows Indicative Risk of Groundwater Flooding with Fontwell at High Groundwater Flood Risk. Under Flooding from Groundwater pages 2-4 to 2-5 of Arun District Council SFRA (February 2008) it recognised "Groundwater can often emerge over a large or diffuse area but can also emerge from a single point. The location of the emergence points cannot be accurately located." Any development in Fontwell may be at risk therefore but more importantly such development may have significant effect on the subsurface and surface drainage of the environs.

Matters of both surface and subsurface water movement and drainage both piped and open have been repeatedly brought to the attention of the relevant Authorities since I moved to the area in 1992. At a meeting with Walberton Parish Council on 15 June 2001 Southern Water stated at that time they had been concerned about their drainage system in West Walberton Lane over the last ten years and development upstream would require the drainage system to be looked at again. There have been a number of surveys but I am not aware of any changes to pipe size and gradient in this locality.

I also wish to bring to your attention that the plot shown for my property is incorrect on Southern Water network map and that the pipework from manhole 7803 to 7804 is entirely under my drive way. That section was highlighted in the Lidsey SWMP Table 7.3 which states "Public Sewer flooding is due to hydraulic overload in West Walberton Lane caused by clear water inflow into the public foul sewer system through infiltration of ground water and surface water inflows/inundation. It was top of the list for future action but I have not been made aware of any proposal to take action.

The pool of water for days after rainfall close to the mini roundabout at the junction of the Old Arundel Road with West Walberton Lane would appear to show that the design for the control of surface and groundwater for the small development adjacent to this proposed 64 units has not worked and I fear that proposed design for this development will not be viable.

I have the following comments on Environment

This proposed development would remove the last major open space in Fontwell apart from the Racecourse

It is tragic that over the last few years so much of Fontwell has been "concreted over" which has had a direct affect on the natural environment. There used to be a traffic sign in West Wandleys Lane informing motorists to be aware of toads crossing the road.

Last year we recorded newts and frogs in our pond and presence of both damsel and dragonflies but sighting of butterflies has become rare. We have also recorded over the last couple of years stag beetles, vole and a slow worm (cf 1989 4.1.6 in Ecology Assessment doc). We have previously recorded hedgehog, toad and grass snake but not of late

We continue to attract robins, magpies and bluetits that nest in our garden but this year only male blackbirds taking berries from our bushes and trees. A female used to nest in the hedgerows that have been removed. We greatly miss the sound of the song thrush due to the removal of Ancient Woodland and trees nearby. Deer and foxes continue to visit us to drink from our pond but appear less often than a few years back.

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>