By Hand

29 MAY 2018

**Alan Allison**
Woodland
West Walberton Lane, Walberton,
Arundel, West Sussex BN18 0QS
[redacted]

29 May 2018

Dear Sir

**Planning Application WA/26/18/OUT**
**Former Lanes End House Adjacent to West Walberton Lane & Arundel Lane**

I find the description of the Application misleading and I have the following comments on it

**Groundwater and surface water drainage**
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."

In the Introduction to Arun and Western Streams CFMP 2009 Report the EA Regional Director also stated that "coverage of surface and groundwater is however limited due to lack of available information".

The attached Environment Agency Map headed Groundwater identifies subsurface activity in the area.

As my property adjoins the land referred to in the Application and is at a lower level the demolition of the existing property and the removal of trees to be replaced by six large properties, four garages and interconnecting paths and roads will affect both the subsurface water movement and surface water drainage such as to cause problems not only to the gardens of my property and others in the area but could also cause instability of my garage and house itself.

**Foul Sewer System**
I assume that the proposal is to introduce a new foul sewer system with a connection to the sewer pipe that goes through my property which in turn connects to the main sewer in West Walberton Lane at the manhole opposite my driveway. That manhole in West Walberton Lane together with the one at the junction with Wandleys Lane have been been raised by overloading in the past and the additional load from the new development could not only repeat such an incident but cause foul sewer problems within my property similar to those properties already experiencing on the south side of West Walberton Lane.

**Pollution**
The increase in vehicles using the site could have a harmful effect on the pollution of the aquifer.

**The Environment**
We moved into Woodland with 2 of our children in September 1992 at a time when probably horses ridden up and down West Walberton Lane outnumbered the vehicles.
Patches of English bluebells in our garden and those of our immediate neighbours suggested that at one time the neighbourhood was part of Ancient Woodland.
We have therefore nurtured an oak grown from an acorn to a small tree some 3 metres high, planted other saplings and had tree surgery undertaken by Arun DC Tree Dept.
In the front garden we have been successful in the breeding of blue tits, robins and wrens in the boxes we have provided. This year however although there was much activity in preparing the nests none of the birds returned to breed – probably deterred by the continual sound of chainsaws.
Blackbirds have also nested alongside my garage close to the boundary with Lanes End and pigeons regularly nest in the tree overhanging the driveway to the garage.
I have videoed on successive summers a thrush singing from the top of the tallest tree along the common boundary with Lands End and another feeding its young in a tree elsewhere in my back garden.
Other species of birds passing through have included long tailed tits, finches, jays, long tailed tits, nuthatches, pheasants and woodpeckers.
I have photographed a grass snake in the pond in the front garden we built for newts and frogs that continue to breed and inhabit it. Damsel flies and dragonflies each year use the pond and I have videoed a dragon fly nymph crawling out of it, climbing up the large Sweet Chestnut Tree and emerging as a beautiful dragonfly.
One year a heron landed by the pond.
Last year the National Trust Ranger from Slindon applauded us for allowing wasps to regularly nest in the house roof space and suggested we took part in the Trust's Bat Project by fixing boxes to the trees in the rear garden.
Probably the most exciting thing on the Environment front was that last year I took photographs of a stag beetle on the garage wall and registered it with both the People's Trust for Endangered Species and the Sussex Wildlife Trust
Although we have not seen deer recently I was told by a neighbour opposite deer had been seen earlier this month in their garden fronting West Walberton Lane. It is good to know they are still around but for how much longer?

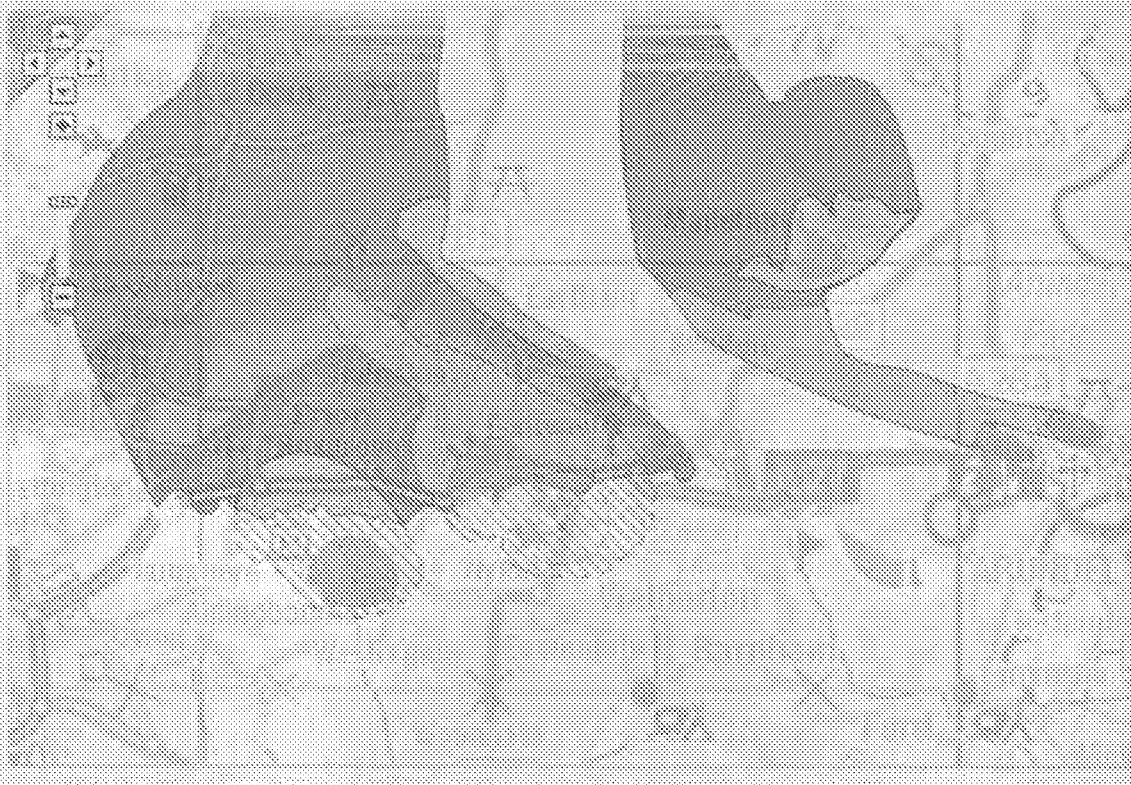
The proposals to demolish Lanes End and its gardens and construct six six bedroom houses with garages, interconnecting roads and paths will have a marked negative impact on both the environment at the west end of the rural area between Arundel Road and West Walberton Lane and the neighbourhood as a whole.

I therefore strongly object to the above Planning Application WA/26/18/OUT

Yours faithfully

[redacted]

Alan Allison BEng CEng CEnv MCIWEM



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## More about Groundwater

### Groundwater Source Protection Zones

Groundwater provides a third of our drinking water. We should look and work to safe guard Source Protection Zones. These zones help to monitor the risk of contamination from any activities that might cause a threat to the water.

The Source Protection Zones are not displayed at certain zoom levels. At this Professional Setting, 1:50,000 scale as the data was only provided to this level and is not available online. They should not be compared against local guidance.

### Historic Geological Setting Around Work

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