

Alan Allison
Woodland
West Walberton Lane
ARUNDEL
West Sussex
BN18 0QS

Your Ref: OWPC20364
Our Ref: WA/26/18/OUT 22-03-2018
Please ask for:
Mr J Baeza

2nd November 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with all matters reserved for 6 No detached houses with detached garages. This application is a Departure from the Development Plan.

Former Lanes End House Adjacent to West Walberton Lane & Arundel Lane Walberton

Thank you for your internet representation made on 1st November 2018 which has been recorded as '**an objection**' with the comments as follows:

I note the extension of time and would like to comment on recent information added to the portal

Surface Water Drainage

It would appear using the Applicants own figures the roof area of houses and garages is over 1000square metres almost 20% of the plot area and it is likely that with the need to have impermeable surfaces for emergency services to get to the properties this impermeable area could rise to in excess of 25%. This will have a considerable effect on the surface water run-off.

Additionally water from the A27 and the Old Arundel Road at present drained by roadside gullies may enter through the driveway unless a ramp and pipe is put in place.

Foul Water Sewer System

I would like to point out that the previous owner of my property bought a sliver of land from the owner of Lanes End at that time in order to comply with planning conditions for a Garage and driveway access to West Walberton Lane. The present wire mesh fence is as that built at the time and is the boundary. The last manhole for the foul water sewer system is therefore on my property and the pipe from it to the manhole in West Walberton Lane is under my driveway.

In Flood Risk Assessment Lidsey Surface Water Management Plan Extract LFRZ Table 7.3 (also at Appendix D of PBA doc Flood Risk Assessment Lidsey Surface Water Management Plan Extract for the proposed development Land East of Wandleys Lane and West of West Walberton Lane) under Flood Mechanism it states "Flooding of the public sewer system is primarily caused by clear water inflow into the public foul sewer system through infiltration of groundwater and surface water inflows/inundation." The area shown embraces the sewer under my driveway.

I would also like to refer to the recent approval to the Application for a small extension to Falling Foss, opposite my neighbour, in which the Drainage Engineer states that "as West Walberton Lane has historically flooded drainage needs to be carefully designed."

It may well be therefore that the foul sewage from 6 six bedroom properties could in itself overload the system and a complete new system may have to be designed - see also Southern Water comments dated 31 May 2018.

Pollution

Noise from the inhabitants and the numerous cars will be considerably increased.

The pollution to the air and the risk of pollution to the aquifer will also increase.

Environment

I have already raised my concern over the environment. We may have been disturbed by the recent pictures on TV showing deforestation in foreign lands but it has been happening, maybe to a lesser extent, nearer home.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning