



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

17th May 2021

John Broadley
Copse Acre
Copse Lane
Walberton
BN18 0QH

Case Officer: Mr N Crowther
Telephone: 01903737500 Ex 37839
Email: neil.crowther@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/32/21/PL
Site Address: Land at West Walberton Lane Walberton BN18 0QF
Description of works: Construction of 30 No. dwellings together with associated access, parking, public open space & landscaping. This site may affect the setting of listed buildings, affects the character & appearance of the Walberton Green Conservation Area, is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwellings.

Thank you for your internet representation made on 14th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36232

Separate letter sent with full comments. In summary,

1. The site is situated at the bottom of a hill and is fed by streams from south of the A27 and from ponds in Copse Lane. Part of it lies in Flood Zone 2 and Flood Zone 3 and is subject to regular flooding. My own property adjoins the site and suffers the same fate. My experience is that there is a 1 in 8 annual risk of flooding (which is higher than a Flood Zone 3 risk).
2. There is a risk of run-off flooding the Village Green, properties in Eastergate Lane and those by the duck pond, as well as diverting floodwater onto West Walberton Lane and properties there.
3. The site has been rejected for development by the Neighbourhood Plan, which has been approved by 91% of those voting.
4. The site violates the protected view of the Village Green in the Neighbourhood Plan. The new houses, on two floors plus high pitched roofs, will dominate the low-rise buildings surrounding them.
5. Access to the site is opposite the pedestrian and cycle pathway and is dangerous.
6. The provision for 71 vehicles will add to the deterioration of Eastergate Lane and West Walberton Lane,

both of which have subsidence and potholes.

7. The design of the buildings is garish and clashes with the existing surrounding buildings.

8. The proposed site will increase the population of the village by around 5% and will add to the pressure on already overstretched services. The developers have proposed no mitigating facilities, such as a medical centre, shops or library.

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. 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/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

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/weekly-lists>

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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.