



Arun District Council
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20th May 2021

William Warren-Davis
Willow Lodge
Copse Lane
Walberton
Arundel
BN180QH

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 19th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36390

Planning application No:

I object to the planning application on the following grounds

- 1) The development is not part of the approved Walberton Neighbourhood Plan which passed referendum on the 6th May 2021.
- 2) Additional building of properties in the Walberton pond/Barnham Road area, which is notorious for flooding is foolhardy.

The new Sunny Corner development under construction has already increased the runoff into the drainage ditch which passes under West Walberton Lane to the west side of the development field. This ditch starts to back up after passing through the culvert in Eastergate Lane into the ditch running along the side of the cycle path towards Barnham. Any new development in the area would increase water runoff adding to the likelihood of standing water accumulating in Eastergate Lane pond area.

The proposed house building in the field above this drainage ditch, if granted, will exasperate the already dire flooding situation from Walberton to Barnham.

- 3) The natural sunken lower part of the planned development field is a haven for aquatic wildlife. This area floods regularly during the winter months. Loss of this natural wetland will reduce wildlife diversity which the Government is trying to preserve.

- 4) It will lead to increased traffic along West Walberton Lane, which is a cycle path route, as cars will join the

A27/A29 (north) at Fontwell roundabout not via Eastergate Lane.

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.