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20th May 2021

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

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:

OWPC36402

General

The site is not part of the 2020 Walberton Neighbourhood Development Plan which passed its referThe site is listed in HELAA as Not Developable.

endum on 6th May 2021

The site is listed in HELAA as Not Developable.

Other Comments

1.Environment

The Application will have a detrimental effect on the conservation of the area and the biodiversity corridor associated with Copse Lane

2.Drainage Flooding and Pollution

I note that the Applicant has shown ignorance with regards to the subsurface water movement south of the A27. The limited groundwater investigation will have added little to the knowledge. Neighbours have highlighted the presence of standing water in the field and I can confirm localised flooding in the area on a number of occasions since we moved to West Walberton Lane in 1992.

Earlier this year I also observed after normal rainfall the effects of the earthworks being undertaken for the houses to be built north of West Walberton Lane on the pollution and increase in water depth to above soffit level of the pipe into the ditch on the other side of the Lane uphill of this Application. One cannot over estimate the immediate and long term effects on the groundwater and underground streams providing water

for the rife and pond. Any further Development between West Walberton Lane and Eastergate Lane will exacerbate the situation.

At this stage one can only question the drainage systems on the overloaded network.

However it would appear that the proposed surface water drainage system for this Application will have high maintenance the responsibility and costs of which should not be bourne by the Council Taxpayers.

3.Traffic

I frequently walk the West Walberton Lane, Eastergate Lane, Fontwell Ave Wandleys Lane circuit and my concerns on traffic and safety of the road system in the area have been published in CIHT professional periodicals.

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>.

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.