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26th May 2021

Laura Allerton
Kelsey
Eastergate Lane
ARUNDEL
West Sussex
BN18 0BA

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 25th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36712

Dear Sir/Madam,

I wish to object to the above planning application for the following reasons:

The development is not part of the Neighbourhood Plan 2020. The Parish has exceeded its required allocation of 60 dwellings and has a proven track record of fulfilling its quota. For this reason, there is no justification for further development.

The local area is not suitable for more dwellings. Eastergate Lane is a badly kept road with insufficient street lighting and a 40mph speed limit. The proposed access to the development is on a bend with limited visibility in both directions. There is no pedestrian access to the development and this will force potential occupants of the new dwellings to choose using a vehicle over walking to the village or local school. There have been several near misses on Eastergate Lane when residents have been reversing off driveways or slowing down to enter driveways. The roads are simply not sufficient for the proposed development.

I have viewed the Transport Assessment which also shows inaccuracies. It mentions a post office which no longer exists and a dental surgery that has no capacity to see existing residents within Walberton Village, privately or otherwise. The Primary School is also at capacity with waiting lists. It mentions good access on

foot or cycle however there is no cycle path or pavement from the proposed development along Eastergate Lane until the pond which will force pedestrians to walk on the road itself. The photograph provided above the title 'Photograph 2' shows a 'refuge area' which is unsuitable for pedestrian access due to the unlevel ground and collapsed drains. This is not a footpath.

I have viewed the groundwater monitoring report and this is entirely insufficient. The Arun Councils own guidance 'supplementary requirements for surface water drainage design proposals' states that ground water monitoring for developments of over 15 dwellings must be monitored between October and March. This proposed development was monitored only between November 2019 and March 2020 and in any case, was only with the suggestion of 21 dwellings and not the 30 now proposed. This monitoring is now outdated. The sites at which the probes were placed were uphill of the development and therefore any results must be disregarded as they are manipulated, inaccurate and against Arun Councils own guidance. This development causes significant risk of harm to mine and my neighbours' properties.

Document 'drainage layout 2 of 2' shows the private drain from the proposed site to enter the existing drain which runs along the southern side of Eastergate Lane and ultimately goes to the pond. This drain has already collapsed in places and cannot cope with existing surface water. Unfortunately, the document fails to show where this drain ends up (at the pond) which will not cope with the additional drainage from the new development.

In short, the drainage has not been tested and therefore this development cannot be approved.

I urge Arun Council to carefully consider the issue of flooding and prioritise the safety of existing resident's homes before approving this unnecessary development. Approval would be negligent.

Kind regards,
Laura Allerton

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.**