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19th October 2020

Barratt
Findon House
West Walberton Lane
Arundel
West Sussex
BN18 0QS

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: WA/50/20/RES
Site Address: Former Lanes End House West Walberton Lane Walberton BN18 0QS
Description of works: Approval of reserved matters following outline consent WA/26/18/OUT for appearance, landscaping, layout & scale for the demolition of 1 No. dwelling & the erection of 6 No. dwellings (resubmission following WA/7/19/RES).

Thank you for your internet representation made on 16th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30483

Ref. WA/50/20 RES

This scheme is so unsuited for this locality that it is hard to understand how outline permission was granted and we urge that the decision should be reconsidered. There is no precedent in the lane for a group of houses of the character suggested, and certainly none for 3 story buildings. The character of West Walberton Lane is of a peaceful tree lined road in which residents have chosen to live. Most residents are long term and live in a harmonious atmosphere with a green band of mature trees and shrubs harbouring much wildlife. Sadly inroads have already been made into the green area.

There is already a problem with sewerage and drainage, which extra buildings and loss of natural land would exacerbate.

Nearby houses would be badly affected by loss of privacy, light pollution and obviously loss of value. Wildlife would be affected due to more loss of habitat.

Mistakes in planning, unfortunately, are difficult to undo when carried out, and the replacing of a small bungalow on the adjacent property by a very large house dominating a green corner is one such example, and the relevant plan now being discussed is another. Safety is an important aspect of everything.

The gateway of the newly built house and the driveway from Lanesend exit onto a very sharp blind corner of West Walberton Lane where there is also the exit of a short public pathway and the entrance to Wandleys Lane. Traffic leaving the main road by a small roundabout and joining the lanes, frequently sweep round the corner at speed. Combine these facts with extra vehicles coming out from the proposed new properties there is a recipe for disastrous accidents

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 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 Development Control 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 Development Control 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.