



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

26th October 2020

Val Allison
Woodland
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 25th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30665

Layout

The layout of the Application differs from the Outline which showed Units 3 to 6 were further north and only the Gable end of Unit 6 overlooked Woodland whereas in this Application the whole of the eastern elevation upper windows of Unit 6 look directly into the bedrooms at the western end of the house and into the fully glazed conservatory.

Tree Removal

The further removal of the high value woodland see page 19 and 22 of the Ecology Report will have an effect on the wildlife and also change the outlook from a rural scene to an urban estate.

Flooding

The removal of the trees that suck up water to be replaced by large impermeable areas including roofs will increase the risk of pluvial flooding. I believe Lanes End is not connected to the main sewer. At present the sewer in West Walberton Lane is occasionally overloaded causing backup. This has an effect on the properties on the lower side of West Walberton and the pollution of the stream running along the back of the properties requiring the water company to come on site to pump out the sewage. This may last for some hours. On occasions the manhole covers have been lifted by the pressure and the untreated sewage flows down the Lane. The introduction of a sewer system to serve the development and connected to the main sewer in West Walberton Lane will exacerbate the problems related to flooding highlighted in the Lidsey Catchment Report 2014 p70.

Pollution

As well as the pollution referred to above there will be further pollution to the air and quietness of the environment from the increased number of vehicle movements. At night use of headlights during such movements will penetrate the neighbouring properties. The street lighting will have an effect on the sky at night and the bats that have been recorded in Lanes End see page 26 of the Ecology Report.

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.