



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

ALAN 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:

OWPC30666

I continue to object on Surface Water Drainage, Foul Water Sewer System, Pollution and the Environment as stated in previous comments on WA/26/18/OUT and WA/7/19/RES. Because of space comments below are limited and relate solely to the Drawings and what I consider pertinent parts of the Ecology Report.

1. Drawings

Latest layout not as shown on drawings for the Outline Application WA/26/18/OUT which was for 6 detached houses and 4 detached garages.

Absence of topographical map see also Ecology Report p22.

Inconsistency between drawings for Unit(Plot) 6.

The Proposed Street Elevation A-A19-001 REVA drawing shows the eaves level of Unit 6 at the same level as the eaves level of Woodland. Similar drawings looking east and west would allow other views of the development on neighbours.

The windows of Unit 6 shown on the elevation facing Woodland gable end will allow direct visual intrusion into bedrooms at the west end and into the fully glazed conservatory unless they are made of obscure glazing and non-opening.

2. Ecology Report

Section 3

Page 8 The introduction paragraph states only habitats which are present on site or adjoining the site are included. It would appear that the survey did not include Woodland as on p29 it states that no ponds exist on site or in the immediate vicinity. There is a pond in both front and rear garden of Woodland.

Section 6.3

Page 16 Paragraph under photograph states that this habitat is ecologically valuable and subsequent paragraph identifies ancient woodland indicator species but makes no reference to others I have photographed such as Native Bluebells and Primroses. It goes on to state that "Although few veteran/ancient trees were on site a number of large tree stumps were present." Since moving to Woodland in 1992 the only major cutting down of trees took place in the Spring and Summer of 2018 as reported to Arun 29 March 2018 et seq. The Report then goes on to say "Given the current design of the proposed development it seems most of the woodland will be lost with only small sections along the north and south boundaries retained."

Page 19 below the photograph it refers to "the high value woodland surrounding"

Page 22 The Report states "two distinct lines of trees exist on site, ...without a topographical survey it is not clear which trees will be removed, although given the current plans it is likely that the trees along the eastern boundary will be removed."

Page 24 It confirms bat roosting has been recorded in the loft of the house (Lanes End which is still occupied). The layout of the four properties Units 3 to 6 will act as a barricade to the flights of bats and the presence of street lighting will confuse them as well as pollute the sky at night and intrude into adjacent properties.

Overall Comment

I have referred in previous comments the wildlife we have recorded on our property - wasps nests in the loft and birds, butterflies, dragonflies, amphibians, stag beetle and grass snake in the garden This year we not only managed to photograph a stag beetle but also video a snake and a slow worm.

I recognise that the Ecology Report is a PEA and it would appear that the site visit was carried out at a time when the natural environment was dormant. Even so the Report states that the shrubland has potential to support nesting birds and occasional passing dormice and great crested newts, the habitat is ecologically valuable and the woodland surround is of high value. I object to the latest Application.

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.