



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

18th August 2021

Suzanne Clark
Mallards
BN18 0BA

Dear Sir/Madam,

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: WA/58/21/PL
Site Address: Brookview Nursery Eastergate Lane Walberton BN18 0BA
Description of works: The removal of outdoor storage, including caravan & polytunnels, the erection of 7 workshop units comprising of 12 offices & 3 commercial units, associated parking, drainage and turning spaces. This application is in CIL Zone 3 (Zero Rated) as other development

Thank you for your internet representation made on 17th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39648

I support Walberton Parish Council's objection and have these additional comments.

Eastergate Lane is not suitable for any development involving additional traffic movements - particularly as it has a HGV restriction.

I am at a loss to understand how the applicant calculated the current volume of traffic - there is no methodology included.

There is no justification for the requirement locally for office space. Other sites in our parish have had problems with office space occupancy. This will be even more so as many people will be working from home, post pandemic.

This site under planning ref: WA/91/19/PD converted an office to a dwelling.

Walberton's recently made Neighbourhood Plan has a site policy HP 16 2020 and the evidence base shows a statement under "Sussex Business Park Viability and Use Considerations".

The statement states "Securing tenants has always been an issue with the business centre. It is for this reason that the site owner would not contemplate constructing additional business units on the site" and "Over the past four years six of the business units have had periods of vacancies- ". "this is despite active and continuous marketing by various local and regional commercial agents".

See planning ref: WA/90/17 OUT which states "Increasingly the business units have become difficult to let"

This is an inappropriate development for this area and I trust you will refuse.

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/what-happens-next>.

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/planning-application-search>

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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>