

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 November 2017 08:41
To: Planning Scanning
Subject: FW: Objection: WA/75/17/PL
Attachments: Land Adjacent Copse Lane (1).pdf

From: Ross Leal
Sent: 30 November 2017 08:35
To: Planning.Responses
Subject: FW: Objection: WA/75/17/PL

Please arrange for these representations to be uploaded to the application online. Many thanks, Ross

(At present I am in the office Monday to Thursday. I am not in the office on Fridays).

Ross Leal, DipTP, MRTPI
Senior Planning Officer, Development Management, Directorate of Place, [Arun District Council](#)
Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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[REDACTED]
Sent: 29 November 2017 19:03
To: Ross Leal
Cc: Planning
Subject: Objection: WA/75/17/PL

Dear Mr Leal,
Unfortunately, the planning website has a limit of 3800 characters for comments and so I am unable to submit my objection via that portal.

Please find attached our comments in objection to the planning application above.

Thank you

Eric and Brenda Wilkinson

Hanthorpe,
West Walberton Lane
Walberton
Arundel
BN18 0QS

29/11/2017

Dear Sirs,

**Planning Application WA/75/17/PL
Land Adjacent to Sunny Corner, Copse Lane, Walberton**

We have taken a particular interest in this proposed development as it is adjacent to our land and house. Unfortunately, after considerable discussion and thought, we feel that this proposal gives rise to concern on several issues which need to be addressed before our approval could be given.

Risk of Flooding

The applicant's flood risk assessment from August 2017 identifies the boundary between our property and the development to be at high risk of surface water flooding (pg 12). The boundary between our land and the site of the proposed development is always visibly saturated and sodden after periods of prolonged rainfall. Unfortunately there does not appear to be any specific mitigation contained in the proposal to address this "high risk" of surface water flooding our land at this point. Flooding would seem inevitable, therefore with the increase in surface water in transit from the development to the watercourse. We feel entitled to seek assurances that this development will not cause our land to flood and feel more needs to be done to address this specific risk of flood along the boundary with our land.

The drainage of surface water into the natural watercourse which runs through our land also causes us additional concern. This watercourse is at risk of flooding. Again, we are seeking assurances that this development will not cause the watercourse to flood as it crosses our land.

Loss of Privacy

The boundary hedging between our land and the proposed site for development is incomplete and in the winter, it becomes threadbare in places. The proposal contains the mention of enhancing the hedging, but no specifics are given as to the extent and nature of this provision.

We have been in communication about this and the intention to reinforce this hedging has been made clear. However, we would feel more reassured if this was a requirement of any

permission granted that the hedgerow should be supplemented and provided for along the entire length of the boundary with our land.

This issue is of particular relevance when the proposals for Plot 1 are examined. The proposal for the dwelling on this plot is for a house with two storeys. The elevation drawings reveal four windows - two on each floor- on the South West Side which face and will overlook our land and house. We are concerned, at this loss of privacy. We note that the orientation of other houses on this development were changed to avoid the perception of being overlooked and we would ask that this courtesy be extended to meet our concerns.

Light Nuisance and Pollution

The proposed access to the estate will see the roadway run along adjacent to our boundary for some of its length. Cars (up to 27 of them) turning into the estate in the evenings will cause nuisance from as the headlights that will shine onto the side of our house. This has not been considered in the planning application and we ask this be addressed in any permission that is granted. We would suggest a 2m closed board fencing should provide defence against car headlight nuisance.

There is no mention in the application of the number and position of any street lighting to be incorporated into this development. We benefit from reasonably dark skies at the present time and would be concerned about this loss of this feature.

The Poor State of West Walberton Lane Carriageway

It goes without saying that the woeful state of the carriageway along West Walberton Lane will not be improved by additional vehicular traffic resulting from the construction traffic and ultimately the vehicles of the residents of this new estate. The stretch of road 100m on either side of this proposed access from West Walberton Lane is riddled with potholes and maintenance of this section is poor.

We would consider the County Council Highways planning consultation document to be unreliable. In our 11 years of living here, there have been at least two accidents in the vicinity of the proposed access to the site off West Walberton Lane -both pothole related. In addition, the sections of the document describing parking and sustainability appear to belong to a different planning application altogether. We would assert these errors throw into question the quality of the analysis undertaken in producing this consultation document and it should raise serious questions about the conclusions contained in the report.

We sincerely, hope the planning committee take our stated concerns into account when deciding on this application.

Yours faithfully,

Eric and Brenda Wilkinson
Via email.