

francesca Brock-Hollinshead
pipers croft
copse lane
walberton
BN18 0QH

Your Ref: OWPC17460
Our Ref: WA/75/17/PL 12-10-2017
Please ask for:
Ross Leal

26th February 2018

Dear Sir/Madam

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

9 No. dwellings with associated car parking, bin storage & landscaping & creation of new access road from existing access onto West Walberton Lane. This application is a Departure from the Development Plan.

Land adjacent to Sunny Corner Copse Lane Walberton

Thank you for your internet representation made on 24th February 2018 which has been recorded as '**an objection**' with the comments as follows:

This is in response to the proposed plan: WA/75/17/PL.

West Walberton Lane

We object to the planning application and put our objections in no particular order.

1. There should be no access onto Copse lane from this development as this will result in people parking in Copse lane and then walking through. This will block access for residents and therefore Emergency Services.

Copse Lane is a Bridle way.

The Highway report is incorrect, there is not a clear site each side of the access on West Walberton Road and there is no pedestrian access. The accidents in the last 10 years will uphold this.

2. No proposals for drainage, despite the many re submitting of plans. 'Sustainable drainage' does not inform.

It is obvious that to build on land which will increase water consumption and drainage, a transparent and logical system needs to be identified. Highway maintenance has not managed to resolve flooding or pot holes in West Walberton Lane, this development would make the situation much worse.

3. The light and noise pollution from 27 cars and 9 houses, would not be in the interests of the many residents around. These residents have put faith in planning and built accordingly. It would not be in keeping with the surrounding properties.

Any lighting would need to be ground level and unseen by surrounding properties. If new properties installed their own security lighting, this, like the access, would compromise the lives of those on Copse Lane, to an unacceptable level

4. The Local Area Plan does not include this site, for some very good reasons.

5. Density of population is not in scale with surrounding properties in the area. These properties have an average of approx. 1.2 acres, the proposed development would have an average of .25 acres.

6. It is clear that we need houses in this Country but this should not be at the cost of the Community and the village which will absorb the impact with a lack of school places and local medical facilities

It is also clear that none of the houses are Social housing, Affordable housing, none are Key worker housing and none are designed for Wheelchair users, we are not sure if any are Sustainable or ecological ..

The Country doesn't need more get rich, narrow thinking, design which serves only the developer and local builder.

7. As well as the Dormice who inhabit the site, there are also Newts and reptiles (they like the water!) all are endangered and protected species in the UK.

All reports/plans by the applicant seem scant or sketched could we have a clear understanding of boundary lines, street lighting, impact on endangered species and the identification of such.

Sincerely

Francesca Brock

Pipers Croft, Copse Lane

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther

Group Head of Planning