

Alan Allison
WOODLAND
WEST WALBERTON LANE
BN18 0QS

Your Ref: OWPC21622
Our Ref: WA/7/19/RES 06-02-2019
Please ask for:
Stuart Corbey

4th March 2019

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 6

Approval of reserved matters following outline consent WA/26/18/OUT for layout & scale for 6 No. dwellings & 6 No. detached garages.

Lanes End West Walberton Lane Walberton

Thank you for your internet representation made on 4th March 2019 which has been recorded as '**an objection**' with the comments as follows:

My comments of 29 May 2018 regarding WA/26/18/OUT equally apply to this latest Application.

Trees

The layout is not in accordance with the Applicant's response dated 27 June 2018 to Arun's Arboriculturist Objection dated 20 June 2018. The Applicant's response stated that all mature trees on the boundary of the property remain. None of the mature trees on the border in close proximity with my property are shown on the drawing accompanying this Application.

At The Development Control Meeting held on 14 November 2018 in response to a request by a Committee Member that at least all the trees remain on the southern part of the plot the Chief Planning Officer referred to the Conditions to be included based on Arun's Arboriculturist Objection dated 20 June. He made no reference to the Ministry of Housing, Communities & Local Government National Planning Policy Framework Policy (NPPF) of July 2018 in particular Section 15 paras 170 et seq. Those paras therefore should be considered in relation to the whole of the plot shown on this Application particularly as in addition to the map referred to in my earlier comments the Woodland Trust have informed me woodland is shown on the early OS maps.

Foul Water Sewer System

Also at the Committee Meeting referred to above another Member of the Committee referred to flooding and having been informed by the Chief Planning Officer that Southern Water had only replied in a general way considered that further information be sought. There is no layout of the sewer system in this Application and as in Flood Risk Assessment Lidsey Surface Water Management Plan Extract LFRZ Table 7.3 under Flood Mechanism it states "Flooding of the public sewer system is primarily caused by clear water inflow into the public foul sewer system through infiltration of groundwater and surface water inflows/inundation." and the area shown embraces the sewer under my driveway I feel further information be sought now.

Surface and groundwater Drainage

It would appear using the Applicants own figures the roof area of houses and garages is over 1000 square metres almost 20% of the plot area and it is likely that with the need to have impermeable surfaces for emergency services to get to the properties this impermeable area could rise to in excess of 25%. This will have a considerable effect on the surface water run-off. The movement and emergence of groundwater also will be

affected by the development particularly in the southern part of the plot.

Local Environment

The layout and style of buildings is not in harmony with others in West Walberton Lane as a whole and the concentration and height of the 4 houses in the southern half of the plot will have a domineering effect.

Proximity to my property

It would appear that the roof windows of the nearest property to mine look into my side bedroom so need to be of obscured glazing and not openable. There is no side elevation but this requirement applies to all upstairs windows facing my property.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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