

Ashley Levantine
Kingfishers
West Walberton Lane
Walberton
Arundel
BN18 0QS

Your Ref: OWPC21732
Our Ref: WA/7/19/RES 06-02-2019
Please ask for:
Stuart Corbey

14th 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 13th March 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir/Madam

I would like to make further comments following my objection made on 1 June 2018 regarding WA/26/18/OUT.

First of all, why is such a development necessary? There are new houses in Walberton Village which remain unsold after probably 2 years. Large developments have already started in Eastergate, and are due to occur on 'Tuppers Field' and the Dandara site opposite Fontwell Race course.

The proposed houses are too large and too high. As I said previously, this development at Lanes End is totally out of character with West Walberton Lane(WWL), and is a departure from the development plan. It is a tree lined Lane with very few street lamps. The rural character of the lane will be lost. There will be light pollution and, because of tree felling, there will be increased noise from the A27.

At the moment we have hedgehogs, slowworms and toads in our garden. These creatures move from garden to garden. Destruction of the beautiful, large garden at Lanes End will remove an area of considerable biodiversity.

The layout plan stated that all mature trees on the boundary would remain. None of the mature trees on the border in close proximity to the property Woodland, are shown on the drawing accompanying the application. This is very unfair on the residents of Woodland.

There are numerous tall Laurels, shrubs and trees forming, a deep screen from WWL. I suspect that these will be destroyed.

There will be a problem with the Foul Water Sewer System.

With regard to Surface and Groundwater Drainage, as I stated in 2018, the majority of properties in WWL have, for obvious reasons, gravel drives. A large area of tarmac will certainly cause problems.

Already there is a lack of spaces in the school, and a lack of GPs. Together with the large developments mentioned above, these problems can only get worse.

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