

Kevin Trust
C/O Woodacre B&B
Arundle Road
BN18 0QP

Your Ref: OWPC21753
Our Ref: WA/7/19/RES 06-02-2019
Please ask for:
Stuart Corbey

15th 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 14th March 2019 which has been recorded as '**an objection**' with the comments as follows:

I am extremely concerned that the proposed development is far to dense for the available space and totally out of character with adjoining properties.

In addition I raise the following points :-

The development will cause additional pressure on an already overloaded foul water sewer system in West Walberton lane which is already running at capacity and is subject to overflowing during periods of intense rain fall.

Access - The proposed access to the development crosses a drainage ditch and has the potential if not properly constructed to block this and exacerbate surface water issues.

Loss of trees-Any reduction in the amount of trees will have an adverse effect and be out of character with adjoining properties.

Impact on adjacent property-the proposed three storey development will impact and be out of character with adjoining properties.

No mention is made of the type of heating that will be provided. Most properties in the area use oil central heating and require oil storage tanks. The density of housing proposed would would make the safe siting of oil tanks difficult.

In summary my main concern is the number of properties being proposed for such a small site. I consider 2/3 would be much more appropriate and of a two storey construction.

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