

9th December 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 6th December 2019 which has been recorded as '**an objection**' with the comments as follows:

The development of this site with three story properties defies common sense on several aspects:

- 1. This a rural village community with obviously rural surroundings and the addition of three story housing that are glaringly urban style has no place in this setting. If it goes ahead the next obvious step would be conversion to flats by another entrepreneur.*
 - 2. These properties would obviously be carrying a very high purchase price immediately putting them completely out of reach of local youngsters attempting to get onto the 'property ladder'*
 - 3. The purchasers would most likely be affluent city people whose vacated homes would still be out of reach and distant from workplaces developed locally.*
 - 4. I notice that the Ecological report asks for the surveys to be done by qualified people (presumably rather than a spokesperson hired by the developer), has this been followed up ? With species rapidly disappearing it really is an important point.*
 - 5. The frequent repairs and maintenance to the sewer system in this lane more than strongly suggests that it is inadequate for existing requirements, and this before all the other developments around us. There is annual subsidence around the sewerage system as is borne out by the effects outside our own driveway, and there is considerable surface water running down the lane without even more concrete surfacing demanded, not in small part, by the required car parking spaces, especially if flats are developed.*
 - 6. The overshadowing of neighbouring properties would be considerable with such high build with loss of privacy, increased light pollution and traffic.*
 - 7. It seems curious that we are being asked to plant more trees nationwide while developers are allowed to cut them down just to suit their personal requirements as would happen on this particular site.*
- Just a passing thought - do the people who make the decisions actually come to see the locality before final decisions are made ?*

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