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11th February 2022

Adriano Satta
Woodend Cottage
Copse Lane
Walberton
BN18 0QH

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: WA/127/21/OUT
Site Address: Land west of Tye Lane Walberton
Description of works: Outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

Thank you for your internet representation made on 10th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44258

To whom it may concern,

Re Objection to planning application WA/127/21/OUT

Dear Mr Eastham,

We would like to lodge our strong objection in reference to the application WA/127/21/OUT for proposed 155 dwellings, by land West Tye Lane, in Walberton.

The proposal conflicts with the relevant development plan policies of the Walberton Neighborhood Development Plan. We believe that:

- insufficient information has been submitted identifying the potential impacts of the development on the strategic road network.
- The development would not provide a high-quality development with a sense of place and a permeable layout, capable of accommodating 155 dwellings.
- insufficient surface water drainage details have been submitted to fully determine the viability of the proposed surface water drainage scheme.

- insufficient information to determine whether the proposal complies with Policy SO DM1 of the Local Plan in terms of protection of soils resources has been submitted.
- the applicant has NOT satisfied the LPA and MWPA that there is an overriding need for the non-mineral development that outweighs the continued safeguarding of the sand and gravel resources.

Finally, in the officer report, in a previous identical application, with reference number WA/68/20/OUT, is stated:

The proposal represents sustainable development and the NPPF 'presumption in favour of sustainable development' is engaged. However, other material considerations which may introduce significant harm set out above, combine to outweigh the benefits of the development in particular the risk of harm on the strategic road network, the A27 preferred route announcement impact on the development itself, and risk to the NDP examination which is to consider alternative sites in order to meet the objectively assessed need and housing requirement for the Parish established by the Arun Local Plan.

For these reasons while the principle of development is supported and the presumption applies, the balance of harm (identified above) outweighs the benefits when considering the NPPF as a whole and the application should be refused.

Kind Regards,

Mr and Mrs Satta

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>