

6th May 2026

Suzanne Clark
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The Street
Walberton
BN18 0QA

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

Section 106A of the Town and Country Planning Act 1990

Request to modify or discharge a planning obligation on a Section 106 Agreement less than 5 years old.

Application No: WA/32/26/DOV
Site Address: Land East of Tye Lane Walberton
Description of works: Request to enter into a Deed of Variation to modify a Planning Obligation dated 18th November 2017 relating to planning application WA/44/17/OUT to modify clause 2.9 to include new definitions and modify definition of public open space. New clause 31 to be added dealing with the transfer of the Play Areas to the Parish Council and new clause 32 dealing with the transfer of the Allotments to the Parish Council. New Appendix 3 to be added to append the Appendix 3 Estate Plan showing the Allotments and Play Areas.

Thank you for your internet representation made on 5th May 2026 which has been recorded as an objection with the comments as follows:

OWPC83316

A standard allotment is classified as 250 square metres.
This allotment area only has THREE half standard size (125 sq m) allotments and space for car parking.

I cannot see any provision of water or a water meter. Has this already been addressed and installed?

"reliable access to water is essential for a successful allotment to keep plants alive, especially during summer"

Boundary - I note the following landscape proposals on WA/94/19/NMA
Public open space landscape proposals sheet 1 of 4 107 Rev M

Will Linden be providing and maintaining all landscaping i.e. native hedgerow mix on their land?

Post and rail fence - this has already been installed. Is this on Linden land? If so Linden will be maintaining.

Timber field gate to access car park - Linden has fitted a double, not single as per landscape plan, gate.

Walberton Parish Council objected to the provision of allotments in the original application - WA/44/17/OUT. Our Neighbourhood Plan asked for s106 monies to help with the Yapton Lane allotments - declined. The NP identified a need in Fontwell - now provided.

Should Linden not be supplying and maintaining the boundary then Walberton Parish will be involved in considerable extra costs for only 3 half size plots when there is still availability at Fontwell Meadows.

This is not a good use of council tax money for just 3 people.

Play areas - LEAP

Arun DC specifies that all development of a certain size should provide play areas - I completely agree with this.

The residents of Avisford Grange pay a service charge which I believe includes maintenance of various aspects of the site including roads, soft and hard landscaping and the play areas.

Why should Walberton Parish Council take responsibility for these? Should all developers and parish councils take the same stance then there are numerous other developments which may result in similar applications.

The parish - as in we the residents - will be paying for this through our council tax.

Regulars check visits, annual full RoSPA inspections, and ongoing maintenance including signage, cleanliness, litter bins, equipment repairs and replacement.

The play area on Walberton Playing field cost £6,250 for very basic items, in the last financial year. The clerk checks it twice a week when going to the parish office in the building adjacent to this play area.

Excluded - Mowing and vegetation maintenance are included in the playing field costs. Rubbish and dog bin costs are also additional.

These 2 LEAPs will require regular visits, substantial costs for mowing and vegetation, ongoing repairs and maintenance.

I would not be surprised to see this amount doubled for each of the 2 LEAPs at Avisford Grange. Approximately £32,000 in total per annum and do not consider this should be paid out of our council tax.

Thank you for registering my objection.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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>