

Gail and Steve Pilkington
Elm Cottage
Dairy Lane
Walberton
BN18 0PT

Your Ref: OWPC15505
Our Ref: WA/44/17/OUT 20-06-2017
Please ask for:
Michael Eastham

7th September 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping & community facilities to include allotments, play space & community orchard. This application is a Departure from the Development Plan & may affect the character & appearance of the Walberton Village Conservation Area.

Land East of Tye Lane Walberton

Thank you for your internet representation made on 7th September 2017 which has been recorded as '**an objection**' with the comments as follows:

We object to the scale of the development which is excessive for the existing size and proper functioning of Walberton as a village. The additional traffic and activity will be detrimental to the existing character of the Conservation Area.

The need for additional housing in this location and Arun's OAN for housing has yet to be tested through the Local Plan and it is premature to permit housing on a site identified by the Parish and Arun's own committee as suitable for greenspace designation before the Local Plan outcome is known.

To permit would be contrary to Arun's resolution that the site is no longer considered suitable for development.

Notwithstanding this objection, on technical matters, we are concerned that the water retention basins on the southern boundary must be designed to ensure any excess water beyond the capacity of the system is designed to overspill within the greenspace on the site and prevented from spilling offsite to flood adjacent property which is at a lower level. Reassurance is requested on this technical detail. On this issue we note Arun's engineer Paul Cann makes reference to a ditch on the western boundary but land and property to the south also have lower levels.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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