



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

4th November 2020

Deborah Froggatt
Honeywood House, The Street
Walberton
Arundel
PO20 3TE

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/68/20/OUT
Site Address: Land west of Tye Lane Walberton
Description of works: Outline application with all matters reserved, other than means of access, for the construction of up to 155 No. dwellings (30% affordable homes) & amendment to boundary of garden land to serve adjoining property. This application affects the character & appearance of the Walberton Village Conservation Area, may affect the setting of listed buildings & is a Departure from the Development Plan.

Thank you for your internet representation made on 3rd November 2020 which has been recorded as an objection with the comments as follows:

OWPC30934

The site is currently farmland. It is not brownfield which should be developed first. Field Close does not have access onto the field where the proposed development is going, but an access is shown. I believe that the only exception is for agricultural use. The original opening letter to residents indicated that the perimeter dwellings would be bungalows. The number of bungalows has been reduced so will impact on the current adjoining homes. A playground close to the end of North Pond may disturb the nearby households, especially if used as a congregating area by the older children in the evenings. The local school may not be able to cope with the extra children, particularly as the Avisford park site is already being built and their children will take up any existing spare places. We presume that the new development is Family homes. Flooding does occur locally, and last winter there was significant run off from the afore mentioned field. The water running off cause quite deep water in front of our house. (Photos available if required). The manhole covers in The Street lifted and water was bubbling up. The drains are already overloaded. I do not think that the 2 SuD's will stop this happening. Extra dwellings will only exacerbate this as concrete bases/foundations and roads will disrupt and natural water retention.

The traffic through the Street is already a problem and if Tye Lane is blocked at the North end then all traffic from 150 new houses on the development will come down to and then along the Street. Tye Lane should really have an enhanced entrance onto the A27.

Clearly the latest announcement from Highways England is going to have an impact on this field. This really needs to be considered very carefully.

I feel looking at the site plan that there is inadequate parking provision. all the family houses will have 2 or more cars.

I have to say that if this is the best development that can be produced then we will be the poorer for it. There are much better developments around and the developers/ architects really need to consider how a development might enhance a community and not try to fit in as many houses as possible to be a slave to an increased profit.

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 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/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.