



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

9th November 2020

Peter Froggatt
Honeywood House
The Street
Walberton
BN18 0PY

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 8th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31070

Firstly there is already a new development to the east of Tye Lane which currently will increase traffic into Walberton and particularly 'The Street. This further current proposal will just add even more traffic (@300 vehicles from the 150 proposed dwellings) to what is already a problem particularly in the narrowest part of The Street. Both developments off Tye Lane should have an upgraded access to and from the A27, otherwise Walberton will come to a standstill traffic wise. Incidentally, the proposed and recently 'preferred' 'Grey Route' extension to the A27 will impinge both on the existing development east of Tye Lane and these new proposals for houses to the west of it.

The western end of The Street is notorious for flooding, historically, and last winter saw extensive floods in this area and manhole covers lifted, principally because of extensive run off from the field area north of Field Close. I am reliably informed by qualified architects that the proposed 2SuDS will NOT reliably address this problem and it may arguably get worst with impeded drainage due to buildings.

As to the proposed development itself, the plan I have seen suggests an access to the development through Field Lane. I believe there is a covenant saying that there is no access on to that field except for Agricultural Use (as has been the case for the last 30 odd years), certainly not a pedestrian one.

Similarly, the idea of putting a 'playground' near by to the existing dwellings in North Pound is likely to lead to all sorts of disturbances to the residents from the gatherings of older children, particularly after dark, and the creation of an illegal access by them to and from The Street through North Pound.

My final two points about this ill-considered development proposal are with reference to infrastructure. Where will all these extra vehicles park? There does not seem to be adequate parking on the plan as I have seen it.

Lastly, are the developers proposing to build extended school facilities for all the extra young children, or a new surgery ???

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>.

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.