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10th November 2020

Peter Brown
15 The Meadows
Arundel
BN180PB

Case Officer: Michael Eastham
Telephone: 01903 737772
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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 9th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31105

I strongly object to the proposed building of 155 houses on countryside adjacent to the Built UP Boundary of Walberton Village on the following grounds:

1. Walberton Neighbourhood Plan - the current NP forms part of the Development Plan and its core policies are endorsed by the draft Revised NP which has been lodge with ADC under Reg. 15. The community entirely accepts that there must be a continuing planned development of our villages and the Revised NP identifies sites which meet the target of an additional 60 houses requested by ADC. Thus there is no need for this extra number of dwellings. There is already planning consent for over 500 additional dwellings in the community which, once completed, will increase the parish population by some 50%. This will place huge pressure on all services and this proposal represents over development in the medium term.

2. Sustainable development - this concept requires that new development should provide what is needed where it is needed. Apart from low paid nursery work and catering, there is virtually no employment opportunities in or near the village. Thus a considerable number of cars will be accessing this development twice a day increasing congestion and pollution.

3. Traffic flow - access to the new development east of Tye Lane was rightly refused as the lane was narrow and the junction with The Street could not cope safely with a significant traffic flow: as local traffic continues to build up due to other developments in the area, this argument applies more so here.

4. A27 Arundel Bypass - the Preferred Route published by HE closes the access from Tye Lane onto the A27. This would funnel all traffic into The Street, which would be quite unacceptable.

5. Locality Policies - the Locality legislation clearly proposes that if new development is needed, the local community should have a say as to what form it should take and where it should go. The corollary to that is that the community should be able to say where it should not go. Consistently, ever since work started on the NP, when consulted, the residents have been over 90% against any development of this land.

6. Drainage - surface water is a constant concern in Walberton village. The drains cannot cope with heavy rainfall and speeding the runoff will surcharge the sewers and endanger the housing to the south of the site. Furthermore there is genuine doubt as to whether the foul drainage capacity is adequate to service existing planned development (e.g. WA/95/18); until these fears are resolved no further housing should be permitted.

7. Local Plan : this development is not only unnecessary but contrary to many excellent policies contained in the Arun District LP. The LP confirms the importance of retaining and protecting the countryside and the relevance of Built Up Boundaries in delineating the relationship between rural green space and the residential areas. Walberton is a rural village and an essential characteristic is the way the countryside is close to most of the village. It is contrary to claim that because land adjoins the BUAB it is appropriate to develop it - quite the opposite.

Peter Brown

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.