



Arun District Council
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10th November 2020

Andrew Ratcliffe
Gable House
The Street
Arundel
West Sussex
BN18 0PH

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 9th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31108

I agree with Walberton Parish Council's objection.

This development was rejected by 90.88% of residents for inclusion in the Neighbourhood Plan. It is therefore excluded and contravenes these policies

GA5 - Traffic
VE7 - Flooding and drainage
HP11 - Housing Density
HP1 - outside BUAB.

Traffic - the Grey A27 PRA will block off Tye Lane north of the site yet they expect 68% of the traffic from the proposed site to travel north up Tye lane. This would have to go through Walberton village which already struggles with traffic at peak times.

Walking, Cycling and Horse-riding assessment - this was only carried out on one day during school holidays and on one of the HOTTEST days of 2020. Unacceptable.

It also contravenes Arun's Local Plan policies

Policy SD SP2 - Development should be focused within the built-up area boundaries This development is on a green field site outside the Walberton BUAB.

Policy H SP3 - Rural housing and exception sites. This development does not fulfil these criteria, such as local housing need, or being appropriate in scale, form and character to the local settlement.

Policy SO DM1: Soils - grade 3a agricultural land should be protected

Policy ENV DM5 - Development and Biodiversity
Great Crested Newt survey is still required by ADC
No badger survey has been completed.

For all of the above reasons I encourage you to reject this application.

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.