



Arun District Council
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11th November 2020

Meg Brackley
Whistlers Farm
West Walberton lane
Walberton
West Sussex
BN18 0QS

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 10th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31170

Traffic

We are concerned that the proposal will result in unacceptable levels of traffic on roads incapable of sustaining this.

Flooding and Drainage

We consider that its Neighbourhood Plan Policy VE 7 would be breached by any consent since the scheme does not aim to reduce the overall level of flood risk. Flooding takes place in The Street, and WSCC has LFRZ 004 covering an area of some 3.5 hectares. WPC is concerned that significant development is bound to worsen the existing problem and upset an already fragile local situation in an area with unpredictable ground conditions. High groundwater is noted in the site reports. Even with permeable driveways and roads, the footprints of the buildings will still have an impact on water flow.

We are extremely concerned that the cumulative effect of the strategic site of 400 dwellings at Fontwell, 175 homes at Avisford Grange (land east of Tye Lane) and its new Neighbourhood Plan sites together with the huge Barnham-Eastergate-Westergate and other nearby schemes will place a massive pressure on school places, GP and Dental waiting lists and other basic amenities that cannot physically be met in the timescales involved.

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.