



Arun District Council
Arun Civic Centre
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Arun District Conservation Area Advisory Panel
c/o Civic Centre

11th November 2020

Dear Sir/Madam,

Case Officer: Michael Eastham

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

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:

OWPC31174

The site is neither allocated as a strategic housing site nor lies within the defined built-up boundary, for the purposes of the ADLP 2018.

Despite the existence of a limited number of dwellings and accesses, the essential character of Tye Lane is rural and the road forms an attractive, curvy, leafy and well landscaped entrance into the Walberton Conservation Area. It, therefore, forms part of the setting of the conservation area, the character and history of which is essentially rural in nature. It is noted that the approved residential development on the east side of Tye Lane involves no new vehicular access on to the Lane

The formation of the proposed residential access in this current application will adversely impact on the rural character of Tye Lane. In addition, the Travel Plan indicates the necessity of ensuring that existing banking and planting will need to be reduced to 600mm in height within the visibility splays but no precise details of the effect of this requirement seems to be included in the application. In the absence of any detailed plans showing what planting will need to be reduced in height and how any banking is to be reconfigured, the Panel must take a view that there may be further detriment to the rural character of Tye Lane.

The Panel are also concerned that any further increase in traffic (no matter how limited it is estimated to be in the Travel Plan) will adversely impact on the historic environment and rural ambiance of The Street.

In terms of the effect on the conservation area, the Panel consider that the proposals will fail to comply with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated heritage assets and their settings.

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.