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12th November 2020

Kevin Durban-Jackson
14 Oaktree Cottages
Barnham Lane
Walberton
Arundel
BN180AY

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 11th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31208

I strongly object to this Planning Application for the Housing Development scheme on land west of Tye Lane . Walberton Parish Council have been exemplary in following all the guide lines offered by Arun District Council and we have a well documented Neighbourhood Plan in place.

Access to the proposed site would be a nightmare both in terms of construction vehicles and subsequently new residents.

We have already been let down by the council over the Avisford Park Development which went against the independent Government inspectors advice to leave this as green site. Our Neighbourhood plan has met all the criteria of The Arun District Council and yet developers are trying to take advantage in a chaotic time due to Covid-19 pandemic, and the Governments desire to increase jobs through more housing development. We have carried more than our share in meeting these economic objectives.

Please consider our local infrastructure , schools, Surgeries and Dentists overwhelmed already with the the additional housing springing up locally. Walberton transport infrastructure comprises mainly of lanes which are becoming increasingly dangerous to motorist as well as walkers and cyclists with the increased traffic.

We have always been at risk from flooding with a well documented risk assessment. Basically we sit on a high water table and are dependant on local rifes to control this.

At present this does not comply with the HELAA requirements and which application as it stands would contravene this policy.

The Arun Local Plan Policies are contravened.

- 1) This development is on a green field site not within the built up area boundaries
- 2) It is not appropriate in terms of scale, form and character to the local settlement
- 3) Grade 3a agricultural land should be protected. Already huge swaths of agricultural land in the local vicinity have been or will be swallowed up with new developments.
- 4) Much is being said about the need to protect our environment and little research has been done to consider such impacts for this scheme.

As a fellow citizen I appeal to your common sense and decency to recognise that already considerable damage has been done to our Village and local way of living. This Planned development is wholly inappropriate for Walberton

Thank you for all that you are doing to balance all these conflicting demands. Kind Regards
Kevin Durban-Jackson

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.