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12th November 2020

Andy Siragher
3 North Pound
Walberton
BN18 0Pz

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:

OWPC31246

Planning application WA/68/20/ OUT- Land West of TYE Lane

I am writing to object to the above plan for the following reasons.
This plan directly opposes Arun's local plan policies. Developments should be in built up areas not on greenfield sites. The application affects the character and appearance of the Walberton Village Conservation Area. Additionally, Walberton has already lost 25 acres of greenfield site at Tupper's Field. A further 20 acres from this field would increase the built up area (about 160 acres at the moment) by about 50%. This is not sustainable development.

The site was rejected by 90% of Walberton residents for inclusion in the neighbourhood plan.

The Highways England proposal for the A 27 bypass closes Tye Lane so all traffic out of the development would need to have access through the village. The transport assessment by David Wilson Homes dated September 2020 predates Highways England announcement for the Grey route so is obsolete.

HGVs and coaches that now use the Hooe Farm industrial site would be forced to divert through the village that has a 7.5t limit.

Pre lockdown traffic along Yapton Lane (B2132) has frequently backed up from the Yapton railway crossing back to almost Blacksmiths Corner since the crossing was upgraded to allow for faster trains. With the additional traffic, this would happen even more often. A similar problem happens on the A29 with traffic backing up almost to Eastergate Lane. Traffic will be forced to cut through Barnham to access the A259. The route through Barnham on the B2233 has numerous housing developments all adding the local traffic congestion.

Improvements to rainwater drainage in Walberton have eased flooding in recent years. However, The Street at the end of North Pound still frequently floods, and drain covers often get lifted by the force of water flowing through the system. The field in question is about 12m above seawater level and the land north of the field rises to over 200m within 4 miles. Given the volume of water (and often questionable effectiveness of Suds) increased flooding is almost inevitable. The existing watercourses on both the east and west side of the field have frequently overflowed causing the flow of water down North Pound and Tye Lane onto The Street.

I also agree with all the other points in Walberton Parish Councils letter of objection.

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.