



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

12th November 2020

Mark James Alderson
NUTHURST
Copse Lane
Walberton
West Sussex
BN18 0QH

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:

OWPC31270

Traffic : To summarise, all traffic reports are meaningless and completely inaccurate without considering the new route of the Arundel bypass, they are also nearly four years out of date, they fail to take account of the additional 4300 dwellings proposed by the A29 modelling and do not offer the sustainable travel that they purport to and are not in accordance with the WSCC Local Transport Plan 3.

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

There is a complete failure within this report to consider the visual impact of the development from the north western boundary of the development. Private gardens back on to the development and there is no landscape buffer area as there is further down the western side and along the southern boundary. This combined with the fact that the ground is substantially higher on the western side of the ditch running along the boundary will result in the houses immediately to the northwest of the site being faced with a solid brick wall of development. This will be compounded by the fact that the ground does rise significantly in a west to east direction as well as a south to north direction resulting in the north easterly portion of the development being considerably higher than the west and southwesterly portion.

FLOODING AND DRAINAGE

Flooding frequently takes place in the Street and at the bottom of West Walberton Lane and the development breaches the NP Policy VE 7 as the scheme does not aim to reduce the overall flood risk. High groundwater

is noted in the reports and despite the flood management proposals this amount of concreting of farmland will undoubtedly worsen the existing position.

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.