



Arun District Council
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12th November 2020

Ruth Palmer
Longacre
The Street
BN18 0PY

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:

OWPC31276

My objection to the proposal is based on the :-

The land at present is classed as low grade by the applicants which is incorrect as it is farmed for Food use (at present it is Beans) .This development would not help the overall flood risk to properties here in the Street, this would breach the Neighbourhood Plan Policy VE 7.The plan for 155 dwellings would exceeds the housing density suggested in Walberton's N P HP11 Housing Density.The site access point onto Tye Lane for this development surely is not suitable based on similar reasons as the site opposite East of Tye Lane WA/95/18/RES.This application would damage the habitat of the bats that we have here and the newts nearby no way would this improve the area's biodiversity.Can this development create a special place where people want to live and play (I quote form the applicants strategic land pamphlet) with a dual carriage road passing nearby with the noise and pollution that would subsequently occur. This site does not take into the considerations within the real development needs set out in the Walberton Plan Policy HP1 This development is on a green field site and this grade 3a agricultural land should be protected as I have previously stated.Brownfield sites should be considered prior to green field sites.

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.