



Arun District Council
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12th November 2020

J Kilford
Connest, Copse Lane,
Walberton, Arundel,
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:

OWPC31282

This is not an acceptable location for development on this scale :

- the area in general (and this parish in particular) has already provided more than its reasonable share of recent development and this addition would result in a cumulative overload;
- it would not be environmentally sustainable;
- any access would be unsafe;
- the proposed housing density is too great for the fringe of an existing community such as Walberton;
- the local facilities and infrastructure are insufficient to cater for this quantity of new housing;
- the development would lie outside the current limits of development and would take valuable agricultural and amenity land;
- the visual impact would be detrimental to a rural village;
- such urbanisation of rural settlements is a threat to the traditional attributes of villages such as Walberton;
- the village already suffers from too much vehicular traffic and an increase would be intolerable, posing an unacceptable safety threat to all road users including pedestrians and cyclists;
- levels of pollution in the village, including from traffic noise and vehicle emissions, should not be subject to any further increase;
- any new development, anywhere, should result in an enhancement of the locality, but the impact of this development would only be detrimental.

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.