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13th November 2020

Julia Dendle
2 North Pound
Walberton
Arundel
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 12th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31324

Object on the following grounds.

1. Landscape and Visual Impact. - The report states that 'the indicative scheme layout incorporates substantial green buffers', yet almost no consideration has been given to tree planting which would provide a valuable structural buffer to existing properties. A Major concern is the visual impact this development would have on the area. The Government has recently consulted on England Tree Strategy June 2020 and The Woodland Trust have produced a document - Residential Development and trees Guide Jan 2019. Both of these highlight the importance of extensive tree planting.

There is an opportunity to provide an extensive woodland buffer between North Pound and the site which would go some way to mitigate any proposed development. It would not be acceptable to have this as a reserved matter application and should have been considered at the Outline Stage.

2. Flood Risk assessment - The FRA identifies groundwater level as high as 0.33m below ground level yet it is not clear when the monitoring was undertaken. Arun District Council's own Engineers normally request that groundwater level monitoring takes place over the winter period to give a realistic figure. The report does highlight that the infiltration testing had to be aborted due to collapsing ground and running sand. this is another reason the site should not be developed.

5.5.2 states that 'There is no associated flood risk to the downstream catchment area'. Surely this is incorrect as there is regular flooding down-gradient of this site.

The FRA does mention that there is historical flooding approximately 150m to the south of the site but does not attempt to consider why this is currently happening or whether the proposed development will increase this flooding.

3. Traffic - The proposed development does not consider the A27 bypass (grey route) will now cross Tye Lane close to the proposed entrance to the development and it likely that this will stop any access to the A27. This will have a major impact on access to and from the development and will have an unacceptable impact on the the village of Walberton.

The proposal is contrary to Walberton Neighbourhood Plan Policy GA5 which states that proposals that increase the level of traffic will be resisted particularly in the case of HGV movements.

the proposed development is Contrary to

Arun local Plan policies -

Policy SD SP2 - Development should be focused within the built-up area boundaries.

This development proposal is on greenfield site outside the Walberton Built up area boundary.

Policy H SP3 - Rural housing and exception sites.

This development does not fulfil these criteria, such as local housing need, or being appropriate in scale, form and character to the local settlement.

Policy SO DM1: Soils - Grade 3a agricultural land should be protected. This is especially relevant when considering BREXIT and the future need to provide produce locally.

Policy ENV DM5- Development and Biodiversity

A Great Crested Newt survey is still required by ADC

No Badger survey has been completed

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](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.**