

Stephen and Laurel Aldridge
Downs House
Avisford Park Road
Walberton
BN18 0AP

Your Ref: OWPC20789
Our Ref: WA/95/18/RES 26-10-2018
Please ask for:
Michael Eastham

5th December 2018

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of reserved matters following outline consent WA/44/17/OUT for the erection of 175 No. dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, allotments, play areas/equipment & community orchard & other associated infrastructure & engineering works. This application may affect the character & appearance of the Walberton Village Conservation Area.

Land east of Tye Lane Walberton

Thank you for your internet representation made on 5th December 2018 which has been recorded as **'an objection'** with the comments as follows:

It is a given that we object to the proposed estate in Tupper's Field, but realistically the issue has been settled by the granting of outline planning permission, so rather than go over old ground we are writing to voice some of our specific concerns about the proposed development.

Firstly, on Public Open Space Proposal Sheet 3 of 4 the fence bordering Avisford Park Road is marked "Dilapidated railing to be removed and replaced with new estate railing (subject to land ownership)".

The existing railing is an easily-repaired and attractive feature, not only seamlessly linking Avisford Park Road to the park, but it is also an original character-defining element of the road and, by extension, a long-standing feature of Walberton. There is nothing to say what it would be replaced with. Something similar? Why?

We certainly would not want a solid fence, which would be oppressive, and would prefer the new development to be solely screened by planting, so as to retain as much of the feel of open land as possible.

Our second concern is the foul water being sent under Avisford Park Road. There is a danger that if there is a blockage, say at the Yapton Lane end of the road, that the foul water will back up and come out of our drains.

How do the developers intend to protect the residents of Avisford Park Road from being flooded by sewage if such a blockage occurs?

The least the developers could do is offer to fit non-return valves on our individual domestic drains to prevent this happening. Can they suggest alternative safeguards?

Thirdly, it is important that whilst the site is under construction residents living on the borders of Tupper's Field should be subjected only to the minimum disruption and noise. Development of the green space should take priority and it should not be used as a storage area for heavy plant and materials. Neither should it be used as a site for concrete mixing machinery and other noisy equipment or site staff facilities.

We also want to ensure that Avisford Park road is not used as an entrance to the site during construction.

Fourth. We do not understand why there is no vehicular entrance/exit into the estate from Tye Lane. Having a second exit would help alleviate pressure on Yapton Lane, where the single exit is immediately adjacent to the golf club and close to a blind bend in the road. This tricky junction will at the very least cause congestion both in the estate and Yapton Lane and potentially will lead to accidents.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning