



Walberton Parish Council
WPC Parish Office
The Recreation Ground
The Street
Walberton
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Arun District Council
Arun Civic Centre
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Your Ref: OWPC20888
Our Ref: WA/95/18/RES
Please ask for:
Michael Eastham

13th 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 comments made on 12th December 2018 which has been recorded as **'no objection'** with the comments as follows:

Walberton Parish Council would like to make the following comments about WA/95/18/RES:

** We know that foul drainage issues are a problem for most developments across Arun and we note condition 24 and the response from Ardent. WPC have made it clear to Linden and Southern Water that upgrades to the public sewage network MUST be completed as the current infrastructure has problems coping with existing levels let alone a further 175 households. Before there is an environmental health problem related to sewage, we trust that Arun will enforce this condition before building commences and must press Southern Water to begin the necessary upgrades.*

** We support the inclusion of tennis courts, the greenspace and play areas as these will bring valuable enhancements to the parish for current and future residents but would have liked to see a bit more planting for screening purposes between the new and old residential areas. We would also like to have seen some visitor parking near to the tennis courts and playing field.*

** We are pleased to see that there are only 2 storey buildings with a mix of architecture on the site and that the layout makes sense.*

** We are pleased to hear that that Linden and Pegasus are making contact with the golf course and would emphasise that urgent work needs to be done to ensure safety from the many golf balls which end up in the field. This should have been a condition of planning*

from Arun during outline planning.

** We would like to be consulted on the design for the village gateway.*

** We would emphasise the need to limit light pollution from the development.*

Construction Issues.

** We would like to see the landscaping of the greenspaces (close to existing residential areas) completed as one of the first tasks to ensure screening and chance for the planted vegetation to mature as the development progresses.*

** We would like to emphasise the need for adequate construction parking on site and away from residential areas during the build phase and would like to see vehicle tyre washing before vehicles leave the site.*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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