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26th January 2022

christopher thomas
the orchard, tye lane
tye lane
walberton
west sussex
BN18 0PS

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/127/21/OUT
Site Address: Land west of Tye Lane Walberton
Description of works: Outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

Thank you for your internet representation made on 25th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43719

The immediate question one has to ask is what are the developer's motives for lodging this second application while the first one is pending appeal. The first outline planning application for 155 dwellings was refused and the appeal hearing has been set for 13 April 2022. Yet this application for a reduced 131 units has an earlier date of decision of 22 March 2022! While permitted it is certainly not logical and in my opinion demonstrates a lack of respect for the people of Walberton.

Any estate entrance from Tye Lane remains contentious. The developer of Avisford Grange have been refused such access both for construction vehicles and subsequently as a main entrance. The same reasons remain for this proposal.

Now that the consultation period for the Arundel Bypass has begun an immediate area of concern for Walberton is National Highways predicted increase of traffic through The Street of 42% (i.e. more than 1300 vehicles per day). The Street is not suitable for such traffic levels: there is no provision for school parking and the prospect of HGVs meeting at certain points is horrendous.. Large numbers of vehicles travelling south to the junction with The Street would further adversely affect the safety and congestion of the immediate area.

National Highways propose to make Tye Lane a no through road. As a result the businesses at Hooe Farm

site to the north would be required to enter and leave via the new A27 western tie in. The current roadway would be gated. Any proposed adjacent development should not be allowed to proceed until this issue is resolved. The same access conditions from the north should apply to this proposed development, both in construction and residence, if ever allowed.

Finally, I would like to comment on developers claims of the good services in the area. There is no local post office or GP practice, the dental practice has a long waiting list. There is a small village store and the bus services are skeletal.

I object to any development on this site and believe in its importance as the last open space on this side of the village.

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 including your name and address 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>