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3rd February 2022

Mrs Priscilla Ritchie
Pipers Cottage
The Street
Walberton
BN180PY

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 2nd February 2022 which has been recorded as an objection with the comments as follows:

OWPC43990

I wish to object to the appeal of WA/127/21/OUT: Land west of Tye Lane for the following reasons:

Having just objected to the planning application for this site back in January 2022, I note that the developer has now put in an appeal with one of the key amendments as 'A reduction of dwelling numbers from up to 155 down to 13 dwellings' (page 9) when in fact the reduced number proposed is 131 dwellings. This reduced number of dwellings in no way mitigates my previous objections.

With the ambiguity over the northbound section of Tye Lane which would be permanently closed by the proposed route of the new A27, all traffic would be forced to travel through the village itself, with detrimental effects on the Conservation Area, Arun Local Plan and Walberton Plan Policy.

The development will still generate a considerable amount of traffic all of which will be using Tye Lane. The application for use of Tye Lane as an access point for the Avisford Grange development has recently been turned down. This leads me to believe that if this was not considered suitable for Tye Lane then neither is this development regardless of the reduction of 24 dwellings!

The predicted numbers of journeys generated by the original 155 dwellings seemed to be low, dwellings in the Parish have an above number of vehicles per household (Census 2011) also meaning a reduction to 131

dwelling would not have a significant impact in these journeys.

The reduction in the number of dwellings does not affect the fact that the width of Tye Lane in places increases the risk of accidents. There is currently no footpath except for a small amount at the junction with The Street. The application contains diagrams showing a reduced carriageway width to 4.8m or less for a least 70m - insufficient for 2 vans to pass - and larger SUVs which are wider may cause drivers to mount the pavement increasing risk to pedestrians. At one point towards the junction with The Street, the pavement width is reduced to 1.3m (below WSCC standards) and the carriageway to 4.1m. The A27 proposed route would result in this being the only access to the estate, any queue of traffic during peak times will potentially obstruct traffic flow, cause accidents or result in the pavement being mounted.

National Highways acknowledges that Fontwell roundabouts are over capacity and will be worsened by this development and the implementation of the A27 proposals. The traffic at the Fontwell West Roundabout is already due to increase with the opening of 400 houses at Fontwell Meadows as well as in excess of 3000 homes in Barnham and Eastergate plus the GTR commercial site having access onto Arundel Road adjacent to the existing roundabout. The roundabout traffic is to be controlled by traffic lights, affecting the congestion.

The site is very close to the Walberton Conservation Areas. With closure of Tye Lane, all traffic to and from the site will need to pass through one of these areas. This will have a negative impact on the Conservation Area and listed buildings within.

The site is located in a Mineral Safeguarding Area and does not comply with Policy M9 of the Joint West Sussex Minerals Local Plan.

The Walberton Neighbourhood Development Plan (14 July 2021), of which this site was not a part, provided for a number of dwellings in excess that required by ADC for the period to 2031.

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](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>