



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

4th February 2022

Joanna Shackleton and Philip Skerritt
Myrtle Villa
Avisford Park Road
Walberton
BN180AP

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 3rd February 2022 which has been recorded as an objection with the comments as follows:

OWPC44028

We object to this application.

This proposed development conflicts with Walberton's Neighbourhood Development Plan, made on 14th July 2021. Importantly, the site's location is in conflict with Neighbourhood Plan policy VE 13 2020 (Distinctive Views and Vistas) as it compromises the view north out of the village towards the South Downs National Park from The Street across open fields. Views of the South Downs are as important as views from the South Downs, and should not be destroyed, particularly at a time when we understand the importance of open green spaces on mental health and wellbeing.

The current government is committed to supporting the brownfield regeneration of our towns and cities, developing on brownfield land in order to protect more of our green spaces and the Green Belt. This application flies in the face of that commitment.

Furthermore, the final route of the proposed A27 Arundel bypass has still to be determined: as it stands, the northern part of this proposed development would be likely to suffer severe adverse impacts in terms of its proximity to the proposed new dual carriageway. The A27 proposals include the severing of Tye Lane access to the north, so that any access to this proposed development will need to be from the south, directly into Walberton's narrow Street and conservation area, both of which struggle to cope with current traffic demands.

There are also serious issues concerning the proximity to the under-construction Avisford Grange development adjacent to this site; Arun District Council has already refused permission for the Avisford Grange development to have anything other than emergency access onto Tye Lane.

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>