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8th February 2022

Maria McKenna
Grace Cottage
Copse Lane
Walberton
BN18 0QH

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 5th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44092

I strongly object to the above planning application on the following grounds:

1. It is not in accordance with the Walberton Neighbourhood Development Plan and is outside the built up boundary of the village.
2. The current Grey route proposal of the A27 bypass includes the top part of Tye Lane so access to this development would be through the very narrow lanes Walberton village. These are particularly dangerous for children due to on street parking making the roads single lane. Traffic from a further 131 houses would be totally unacceptable.
3. This development would increase the population of Walberton by 12% in addition to the extra population from the Avisford Grange development. No infrastructure has been proposed to deal with this and some facilities mentioned in the application don't even exist any more! It is ridiculous to have mentioned them. There is no post office, the Doctors surgery no longer exists and most of the golf course will largely disappear with the bypass.
4. The landowner only had right of access through Field Close for agricultural vehicles and not any other traffic, including contraction traffic.
5. ADC have refused an application for access onto Tye Lane from the Avisford Grange development, and so surely this application must be rejected on these same grounds.
6. The development will disturb wildlife in the field and local gardens - there are kestrels nesting in the

gardens of Copse Lane, and it will disturb the habitat of bats.

7. There is already an application for this site which has been rejected and is being appealed. It seems totally unreasonable for the landowner to submit a further application before the appeal has been resolved on the first application, and I feel it is simply to confuse the public, so they don't know whether to object to this application or the appeal. I don't think a new application should even be considered before the first application is resolved and hopefully rejected once and for all.

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>