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8th February 2022

Sarah Caffyn
Willow Lodge
Copse Lane, Walberton
Arundel
West Sussex
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 6th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44110

I object to this application on multiple grounds including the following:

1. The site is unsuitable and contravenes Arun Local Plan policies and the Walberton Neighbourhood Plan.
 - It is not included within the current made Neighbourhood Plan (which anyway provides for a greater number of dwellings than required in the allocation).
 - It is a green field site outside the Walberton built-up area boundaries (contravenes ALP Policy SD PS2).
 - It is on grade 3a agricultural land which should be protected (ALP Policy SO DM1).
2. The scheme is not necessary to meet local housing needs.
 - Currently 175 dwellings are under construction in the centre of the parish (Avisford Grange), plus an additional 400 being built at Fontwell (Fontwell Meadows), not to mention the sites delivered by the original Neighbourhood Plan (54 dwellings) and the revised NP (62 dwellings). Compare this to the existing 875 dwellings - an increase of nearly 80% over a very short time frame.
 - The proposed development does not satisfy the criteria of ALP Policy H SP3 concerning rural housing and exception sites (e.g. in respect of local housing need, appropriateness of scale/form/character to the local settlement).

3. If the application is successful it will generate an intolerable increase in traffic within the parish, both during construction and after completion.

- The realignment of the A27 (Arundel Bypass) along the Grey route preferred by Highways England will result in the closure of Tye Lane above the entrance to this proposed development, meaning that all traffic to and from the site would have to travel through the heart of the village, with the most direct westerly route going up narrow, pot-holed West Walberton Lane (which is also the official cycle route to Fontwell).
- The residents of the proposed 131 dwellings will be reliant on their cars for nearly all travel as the local bus service is extremely limited.
- Walberton NP opposes proposals that increase the level of traffic (Policy GA5).

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

