



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

8th February 2022

Jane Chew
Albert
Villa
Walberton
West Sussex
BN18 0PF

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 7th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44111

This application is in conflict with the Walberton Neighbourhood Plan that was agreed last July 2021. Our Parish Plans already provide for more houses than are required by Arun DC up to 2031 so this application further exceeds this. This site would also be outside the built-up area boundary in contravention with Walberton NDP policy HD1. ALP Policy SD SP2 states that 'Development should be focused within the Built-Up Area Boundaries'.

With the Grey route A27 Arundel bypass currently under consultation, it seems irresponsible that any planning application in the vicinity of this proposed route should be considered at this time. Building new houses before the bypass route has been confirmed has already led to real issues for the current Avisford Grange building development on the opposite side of Tye Lane. Planning Permission for use of Tye Lane as the primary access for the Avisford Grange development of 175 dwellings (WA/63/21/PL) has recently been refused. Likewise, any other planning application that accesses onto Tye Lane should also be refused for the same reasons. Tye Lane is another narrow lane, so narrow in places that it is not possible for two vehicles to pass each other safely.

With uncertainty about the northern section of Tye Lane (which will be closed should the Arundel bypass Grey Route go ahead) it would mean there is no access from the north into the site proposed by this building application. Vehicles would only be able to access the site from The Street at the south end of Tye Lane. This would mean all vehicles use The Street and West Walberton Lane (and other local lanes) to access the

A27 and put much more pressure on what are already country lanes and on the Fontwell West roundabout. West Walberton Lane has no pavement at all on either side, is a badly maintained road and a danger for pedestrians and cyclists. Forcing many more vehicles to travel through the village itself will have detrimental effects on the Conservation Area.

The extra traffic that would be generated by this proposed application would also put even more pressure on the Fontwell West roundabout which is already over capacity (as highlighted by National Highways) and in conflict with Walberton NDP Policy GA5. It seems that the applicant has not undertaken an assessment of capacity at the junction as requested by WSCC Highways in Part 1 of the Transport Assessment in the application.

For all the above reasons this planning application should be declined.

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>