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L Oldrini
Nash Way
Walberton

8th February 2022

Dear Sir/Madam,

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

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:

OWPC44115

I strongly object to the above planning application for 131 houses west of Tye Lane, Walberton for the following reasons:

- 1) There is a village Neighbourhood Plan in place which has been adopted by Arun Council.
- 2) Access to the site during construction and when houses are occupied will be a problem.
 - a) 'The Street' in Walberton is very narrow with a pavement on one side with some residential properties facing directly onto it, and others a short distance back. The extra traffic will cause even more congestion than there is already (what happens when 2 HGVs meet?) and will be a danger to all pedestrians, especially children. The pollution and noise will also affect the health and wellbeing of the residents of The Street and the village, particularly those in close proximity of the building works and extra traffic.
 - b) Is Field Close seriously being considered as an access point, both during and after development? I do not understand this as it is fairly narrow anyway and I had always understood that it is a private road with no access to the field by vehicles other than agricultural ones?
 - c) If the A27 Grey Route goes ahead in it's current design then the northern end of Tye Lane will be closed off and the traffic will leave the site via The Street. 'national highways' have already identified that there will then be a 42% increase in traffic in The Street (increase of 1300 vehicles per day) so further traffic created by this site will add to the congestion and pollution.
 - d) Tye Lane is a very narrow country lane where it is already difficult for a car and larger vehicle to pass. It is therefore not suitable nor appropriate as the main access route from a housing development.
- 3) The local infrastructure (schools, GPs, dentists) is inadequate to support further housing.
- 4) The site is near the conservation area and will affect this in a detrimental way. The northerly views from

The Street across the current beautiful agricultural field to the South Downs National Park are protected I thought.

5) The lighting and noise coming from the construction and occupation of the inappropriate proposed properties will detrimentally affect current residents who are already struggling with the concept of the A27 Arundel Bypass Grey Route.

6) Finally, this site will be in such close proximity to the Grey Route I wonder how the houses could be an attraction to potential buyers?

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>