

Woodlands
Copse Lane
Walberton
Arundel
West Sussex BN18 OQH



5th February 2022

ADC

Planning

Dear Sirs,

Re Objection to planning application WA/127/21/OUT

The grounds of the objection are as follows:

1. The planning application is not in accordance with the Walberton's Neighbourhood Development Plan agreed in July 2021 and is outside the built-up boundary of the village.
2. The current proposals for the Grey route of the A27 bypass include closure of the top part of Tye Lane so access to this development will be through the narrow roads of Walberton, such as The Street which is permanently narrowed to single lane due to on-street parking through Walberton. School children walk along this route and at school drop off and pick up traffic is already excessive. The traffic from a further 131 houses in this development will be unacceptable in Walberton.
3. The Grey Route of the Arundel Bypass will be a very short distance from these houses in the top part of Tye Lane rendering these houses to excessive noise and pollution from the bypass.
4. The site rises to the South and to the East so, from the houses in Copse Lane whose gardens will bound the development and The Street in Walberton any views of The Downs will be obscured by this wall of properties rising high above street levels. This is in contravention of Neighbourhood Development Policy VE 13 2020 (Distinctive Views and Vistas) as views of the South Downs will be obscured from The Street.
5. The development will increase the population of Walberton by at least 12% and this is in addition to the extra population that the Avisford Grange development will add. The village does not have the infrastructure to support this – some of the facilities mentioned in the application such as Post Office no longer exist in Walberton, neither does the Doctors Surgery at Flintcroft and the Golf Course will largely disappear with the bypass!
6. The Bypass will add 1300 cars a day passing through Walberton, the village cannot cope with any additional traffic from this proposed development. Also, bypass construction traffic, including large lorries will be travelling through the village and up Tye Lane until 2027 so surely this development could not proceed with the bypass construction taking place.
7. The Travel Plan is flawed, the landowner only has right of access through Field Close for agricultural vehicles not any other traffic, including construction traffic.
8. ADC have just refused an application for access onto Tye Lane from the Avisford Grange development, access to this development onto Tye Lane must surely be rejected on the same grounds.
9. The development will disturb wildlife in the gardens of Copse Lane where Kestrels nest and disturb the habitats of bats.

10. There is already an application in respect of this site for which an appeal has been lodged, one can only question the motives of making a further application whilst the first application has not been resolved. It seems that this serves to confuse people who may then not object to the appeal!

Yours faithfully

Mr and Mrs P Guimaraens