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10th February 2022

Raymond Lyne
4 Field Close
BN18 0QL

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 8th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44137

With the appeal still ongoing with The Planning Inspectorate, it is amazing that a second application has been lodged which appears to be the same as the previous one. I don't think anyone is naïve enough to think that the standard ploy of reducing the number of dwellings is a mitigating factor for the acceptance of this plan. The same reasons for refusal of the application still stand. In fact, there are even more reasons now. Access to the Avisford Grange site from Tye Lane has been refused so what is the difference between that and an access road to this site the a few metres up the other side. The same problem regarding traffic and road widths still holds true. In fact, this has been exacerbated by the rather startling statistic that the new bypass will increase traffic through the village by 42% give or take.

Having had a year to prepare this second application, one wonders how much notice has been given to comments on the previous application. Quite a few of the previous supporting documents held inaccuracies and errors and these still exist in the latest documentation including their glossy brochure entitled 'Design & Access Statement'.

Supporting documents state that the landowner has right of access through Field Close. It is not made clear that Field Close is a private road and that right of access is for agricultural vehicles only.

Whilst the West, North and East sides of the site are partially protected by trees and hedgerows, the southern boundary is not. Although the properties on this boundary mainly have a low fence marking the border of these properties, the site itself is fully open to view from these properties. Consequently, there is no privacy

offered to these properties, nor is there any need at the moment as we are talking about a field with crops. However, with the proposed construction of play areas to the south of the site. what privacy will there be in the future. The original indicative plan had a footpath running alongside this boundary. Is that still planned? Very convenient for looking into the property bedrooms which overlook the field! Would any such construction require lighting at night thus causing another source of light pollution for these properties.

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>