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10th February 2022

Peter Gillespie
Green Acres
Copse Lane
Walberton
Arundel
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 8th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44139

Re: Planning application WA/127/21/OUT: Land West of Tye Lane, Walberton.

I wish to register an objection to this application on the following grounds:

This application has already been submitted and has been refused. Nothing has changed that would make this development acceptable now. There are already too many new housing developments in this area without adequate measures in place to address the infrastructure problems that local residents already face. Medical services are at a breaking point at primary and secondary level, water pressure is already poor and at times in the summer is almost non-existent.

Traffic volumes and flow are already a significant problem. I understand that the approved planning applications and the rerouting of the A27 will result in an additional 1300 cars a day through the village, without the additional cars that will result if this application is approved.

There has been a marked increase in the volume of traffic over the last few years along West Walberton Lane, much of it travelling above the speed limit. Residents in Copse Lane already find it difficult to gain access to West Walberton Lane. Any increase in traffic volume will exacerbate this. West Walberton Lane is also a cycle route (it's a recognized route on Strava). Horses and pedestrians regularly use the Lane and

at least two disabled tricycle riders.

Additionally, driving along the street through Walberton is already "stop start" with numerous choke points due to the narrowness of the road, and numerous drivers who ignore the correct "right of way" regulations and speed limits. An increased number of cars using this route will cause congestion and will make the route through Walberton more challenging and less pleasant.

Gaining access to the A27 via the Fontwell roundabout is already difficult, and at peak traffic times very difficult. An increased amount of traffic resulting from this development will exacerbate this, as will the developments at Avisford Park, Wandleys Lane and Fontwell et al once they have been completed and are occupied. I understand that over 3000 new homes in the Bognor Regis and Fontwell area have been built and that there are an additional 400 homes being built at the Fontwell Meadows development. The Fontwell West roundabout is, according to National Highways, already over capacity and so any extra traffic will have a severe adverse effect.

I also understand that the target for new homes in this area has already been exceeded and that further development in the village is being actively discouraged in the Walberton Neighbourhood plan.

For all these reasons I strongly object to this application.

Yours faithfully

Peter Gillespie

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>