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10th February 2022

Terry Hyland
Dean Cottage
The Street
Walberton
BN18 0QA

Case Officer: Michael Eastham
Telephone: 01903 737772
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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 9th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44226

I find it bizarre that this application has to be accepted by ADC and residents have to comment again on its complete lack of merit. The applicant made a previous application for this site which was refused and an appeal was lodged which I understand is to be heard in April. Submission of this further application suggests the developer is 'chancing their arm' and has little respect for the village. I therefore strongly object to this application and offer the following comments:

- The site is not part of the recently made Walberton Neighbourhood Plan (WNP) which allocates in excess of the required number of dwellings for the current Plan period. What point is there in residents spending considerable time and effort to formulate a plan (that has to clear a number of hurdles before it can be agreed and approved) if a developer can simply ignore it and submit an unacceptable application such as this one? It should be rejected on this basis alone.
- The site is outside the built-up area boundary, in conflict with Arun Local Plan (ALP) Policy SD SP2 and WNP policy HP1.
- Essentially there is no appropriate vehicular access to this proposed development. It cannot be accessed from The Street or Field Close which means it would need to be via Tye Lane. There are of course previous issues with the suggestion of Tye Lane as an access point to developments (most recently referred to in WA/63/21/PL). Such access for the Avisford Grange development (East of Tye Lane) was refused because of its clear unsuitability. Nothing has changed in the short time since ADC refused that application and this should likewise be refused.

- This development would create much additional traffic. With the ambiguity over the northbound section of Tye Lane, which will potentially be closed by the A27, all traffic would be forced to travel through the village itself, with detrimental effects on the Conservation Area. Arun Local Plan (ALP) Policy HER DM3 and Walberton Plan Policy VE4 apply.
- Notwithstanding the possible construction of the A27 Arundel bypass that could see access from Tye Lane to the A27 blocked off, the development would result in more traffic using The Street. The consequent congestion (particularly at school times), increased risks for pedestrians (including schoolchildren), plus increased noise and air pollution for existing residents cannot be overlooked.
- The proposed development interferes with one of the protected views from The Street north towards the South Downs National Park, contrary to WNP Policy VE13 2020.
- The development would increase the flooding risk for the surrounding area, particularly The Street between Dairy Lane and Pound Road which already has a surface water problem following periods of heavy rain. The development of this site would adversely impact water run off and significantly increase the drainage problem in The Street.
- Finally, this week a report was published about 'Transport and New Homes'. The BBC news article stated:

Such comments are applicable to this application. 131 new dwellings for a village the size of Walberton is huge; there are few employment opportunities in the village, one small shop, no post office or doctors surgery. In other words, aside from a limited bus service, private cars are the only way that the vast majority of occupiers of these new homes will be able to move around. That is a fact and for the applicant to claim the impact of so many additional car journeys to be minimal is wrong.

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>