



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

10th February 2022

Niki Scott
Spring Cottage
Copse Lane
Walberton
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 9th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44249

I very strongly object on the following grounds:

1. The planning application is not in accordance with 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 totally unacceptable in Walberton.
3. 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.
4. 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.

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.

6. 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.

7. 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!

8. The development will disturb wildlife in the gardens of Copse Lane where Kestrels nest and disturb the habitats of bats.

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>