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11th February 2022

Veronica Castle
11 Pound Road
Walberton
BN18 0PU

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 10th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44265

- The development will generate a considerable amount of traffic, all of which will be using Tye Lane. All traffic would be forced to travel through the village itself, with devastating effects on the Conservation Area and all inhabitants, human and otherwise. Arun Local Plan (ALP) Policy HER DM3 and Walberton Plan Policy VE4 apply.
- The Fontwell West roundabout is already over capacity and so any extra traffic will have a severe adverse effect. As such, we are of the opinion that this is in conflict with ALP Policy T SP1 and Walberton Neighbourhood Plan Policy GA5. The application discloses in Part 1 of the Transport Assessment (9.39) that "...WSCC highways officers requested that the A27 Arundel Road junction should be assessed for its capacity..." and that, at 9.42. the applicant has not undertaken the assessment as it mistakenly considers the impact to be minimal. The traffic at this roundabout is due to increase with the opening of the 400 home Fontwell Meadows development, in excess of 3,000 homes in Barnham and Eastergate and with the GTR commercial site having access onto Arundel Road adjacent to the existing roundabout. The roundabout traffic, to be controlled by traffic lights, will overwhelmingly exacerbate existing congestion on Arundel Road.
- The entrance to the development will destroy from the rural character of the area and the northern approach to the Conservation Area. Moreover, the draft layout appears to be of a conventional housing estate rather than one sympathetic to the appearance of the rest of the village. This conflicts with Walberton Plan policies HP13 and ALP Policy D DM1.
- The site is not part of the allocation in the made Walberton Neighbourhood Plan, in which more than the required number of dwellings for the Plan period has been allocated. It is also outside the built-up area

boundary contrary to Walberton NDP policy HP1; ALP Policy SD SP2 states that, "Development should be focused within the Built Up Area Boundaries".

- The site is located in a Mineral Safeguarding Area and does not comply with Policy M9 of the Joint West Sussex Minerals Local Plan.
- The site interferes with one of the protected views from The Street north towards the South Downs National Park, contrary to WNP Policy VE13 2020.
- The design and access statement provided is full of mistakes, and some sections are lacking in clarity or meaning. For example, it states (page 9) that one of the key amendments is "A reduction of dwelling numbers from up to 155 down to 13 dwellings." This document is not worthy of serious consideration. It has clearly been thrown together without intelligent attention. A consultation process requires sufficient correct information to be valid. An apparently thrown- together document fails to fulfil this requirement.

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>