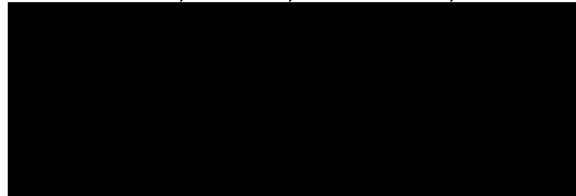




**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

Parish Council Office, The Pavilion, The Street,
Walberton, Arundel, West Sussex, BN18 0PJ



8 February 2022

Planning Application WA/127/21/OUT - Land West of Tye Lane

Draft copy – may be subject to revision

Walberton Parish Council **objects** to this Planning Application.

- The development will generate a considerable amount of traffic, all of which will be using Tye Lane. We note previous issues with the suggestion of Tye Lane as an access point to developments (most recently referred to in WA/63/21/PL). 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.
- The Fontwell West roundabout is, according to National Highways, 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 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 is to be controlled by traffic lights, affecting the congestion on Arundel Road.
- The entrance to the development will detract from the rural character of the area and the northern approach to the Conservation Area. The draft layout appears to be of a conventional housing estate and not of one sympathetic to the appearance of the rest of the village. This is in conflict 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 poorly written and riddled with errors, leading to some sections being incomprehensible. 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.” A consultation process requires sufficient correct information to be valid and a seemingly thrown-together document does not fulfil this brief.

Planning Committee
Walberton Parish Council.