



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

2nd November 2020

William Gibbons
Wessex Cottage
Tye Lane
Walberton
BN18 0PS

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/68/20/OUT
Site Address: Land west of Tye Lane Walberton
Description of works: Outline application with all matters reserved, other than means of access, for the construction of up to 155 No. dwellings (30% affordable homes) & amendment to boundary of garden land to serve adjoining property. This application affects the character & appearance of the Walberton Village Conservation Area, may affect the setting of listed buildings & is a Departure from the Development Plan.

Thank you for your internet representation made on 30th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30841

My wife and I have lived in Tye Lane for thirty years and firstly would like to comment on the findings of the various studies.

The Walking and Cycling study found no evidence of equestrian activity when they visited for one day in August, how long was their visit, did they follow it up with further visits? I can assure you that there is a regular amount of horse traffic using the land.

The report states that the condition of the carriageway is good, the condition has deteriorated significantly over recent years mainly due to the large number of HGV's that use the lane. Also the verges of the lane have constantly been pushed back with this increased traffic and in places are dangerously close to the drainage ditch.

The speed of vehicles through the village and in particular Tye Lane, which is used as a rat run to the A27, has increased dramatically over recent years.

The photographs in the reports show a lack of parked cars in The Street, in order to present a more balanced report, photographs should also have been taken when the children are being dropped off at the primary school when The Street is very congested.

The walk from the proposed site to the school using Tye Lane would be dangerous due to the lack of footpaths and the increased traffic that the proposed development would bring to the lane.

To conclude, the proposal is outside of the structure plan, is a greenfield site which is used in a manner that is part of village life and which should be sustained.

We already have enough development in the village which will put an excess strain on the current

insubstantial infrastructure, without this development.

Tye Lane is not suited for a huge increase in traffic that this development would undoubtedly bring, and given the fact that the new grey route for the A27 would block access at the northern end of Tye Lane and therefore all traffic from the proposed development would need to pass down Tye Lane and then through the village would create a major problem for the village, and at peak times, a real danger to both road users and pedestrians. At school drop off times the parked cars extend from the school gates past and even opposite the end of Tye Lane.

Finally, apart from the practical problems, why is this greenfield site being considered, when there are brownfield sites available, we are destroying the nature of the English village for all future generations.

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 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.