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2nd November 2020

christopher thomas
the orchard
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:

OWPC30877

No development should be permitted until the Avisford Grange construction is finished and the future A27 bypass route is resolved.

The application to use Tye Lane as a 'temporary' construction site entrance is for the Linden Housing is for four years, until December 2024! A second contemporaneous construction entrance about 200 metres north would be unfair and appalling. The limit for Tye Lane of 7.5 tonnes, except for access, is already frequently abused but goes unpunished. It is not suitable for HGVs.

The Grey route recently announced by Highways England threatens the entrance to Avisford Grange and would run close to this scheme. There would also be a major slip road for access to the west on the A27 and the subsequent closure of Tye Lane. Indeed other proposed routes also advocate this closure. The implications are that all newly generated traffic will only be able to enter the estate(s) via The Street. There is of course the effect to all the local roads if this bypass route is constructed.

I oppose on the grounds that there is insufficient local infrastructure: medical facilities, public transport, primary school, Post Office and shops. The Flintcroft surgery is for physiotherapy only. The bus service is minimal. The primary school will become oversubscribed. The Post Office closed two years ago and there is only one small newsagent.

These ongoing developments threaten to destroy Walberton as a pleasant and identifiable village. Perhaps the adjoining local authorities will not be content until all the land south of the A27 between Arundel and Chichester is no more than a series of bland estates. I am originally from West Sussex and am not anti housing, having lived and worked in Wandsworth and Fulham for over 40 years. However, I envisage another unimaginative over dense sprawl, lacking a coordinated infrastructure, without facilities and overdependent on the motor vehicle. We should be developing environmentally friendly well insulated pleasant and joyful neighbourhoods in which to live and work.

I fear this will not happen.

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.