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9th November 2020

Jane Chew
Albert Villa
The Street
Walberton
BN18 0PF

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 8th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31075

This proposed development off Tye Lane, Walberton, suggests that access should be onto Tye Lane which is a very narrow road where two large cars cannot pass each other without slowing almost to a standstill. It is not the sort of road that could cope with lots of vehicle traffic let alone vans and trucks.

Now Highways England has announced the route for the A27 Arundel bypass this estate would be just south of a large roundabout and the new dual carriageway. This roundabout would undoubtedly create a much noisier environment for any new houses built so nearby.

There would be no direct access onto the new A27 dual carriageway so all traffic from this proposed development would have to come south onto The Street. The Street is not a main road and it has a HGV limit on it. To access the A27 one could go east from the bottom of Tye Lane along The Street which has a primary school entrance onto it and some narrow stretches where there is only pavement on one side of the road. It is not a road that can accommodate lots of extra traffic. However, there would be no direct access onto the A27 from Yapton Lane under the HE plan so drivers from the proposed Tye Lane estate may choose to go west from the bottom of Tye Lane to reach the A27. They would then have to either turn up West Walberton Lane, another country road with no pavement at all or journey via Easterfate Lane, yet another country road. Before the HE decision much of the traffic from the proposed development could have turned north almost immediately onto the A27. As it stands now, the traffic could only go south onto The Street.

The Tye Lane development suggests that there is a good public transport service - a bus every couple of

hours and not after 6pm or on Sunday's does not help commuters. There is a cycle path to Barnham but the cycle route up West Walberton is really just the signpost! It is a road with no pavement either side so cyclists and pedestrians have to use the road. There is even more capacity for an accident if new housing creates even more traffic up West Walberton Lane.

At the Open Day and survey for our Neighbourhood Plan, this development was rejected by 90% of residents. We have already agreed to more than the 60 dwellings in our Parish expected by Arun DC as part of our Neighbourhood Plan. Also, this proposed development is on a greenfield site outside Arun Local Plan built up area boundaries.

Finally, with the 175 houses at Avisford Grange and 400 at Fontwell there will already be much increased pressure on the infrastructure such as the GP surgery at Eastergate, Walberton primary school and the other primary and secondary schools in the area and on parking at Barnham station. This proposed development would only exacerbate this further and should be declined.

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.