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11th November 2020

Mr and Mrs Bailey
The Street,
Walberton
Arundel
BN180PY

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 10th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31145

Whilst this development will not immediately affect our property our objection is down to the impact that this will have on already busy village roads, school occupancy, doctors and village life in general.

With regard to the roads and the impact of the proposed grey route for the A27. this will impact on access into not only Walberton but access to neighbouring villages. Tye Lane is a road that is used regularly by residents all the time and the north end (A27) is proposed to be closed by Highways in their plan. This will result in all traffic from this proposed development having to go in and out of the village via West Walberton Lane or Yapton Road meaning they will have to travel both ways through the village which is already a bottleneck. It makes no sense to increase this by building more houses. West Walberton Lane is a small residential road that is also designated as a cycle way. It has no footpaths and is already extremely dangerous for both walkers and cyclists. The road surface is considered by WSCC to be good enough but constantly has new holes appearing causing drivers to have to swerve to avoid them. Yapton Road is already used by lorries and dangerous for cyclists and walkers as also has no footpaths. The addition of more housing can only make this worse.

As far as we can see it would seem that concreting over the whole of the land south of the National Park and A27 is what the planners feel is acceptable. This ruins village life for all the local village communities. The land in this proposal was not included in the Neighbourhood Plan so what is the point of having a plan. The local village school is already full and parking from parents delivering and collecting children from outlying villages already block The Street daily preventing lorries and buses getting through.

Doctors and Dentists are already well over subscribed. Flooding has and is also an ongoing issue as the land leaks down into The Street.

Green spaces are so important for people's mental health and it is necessary to keep land on which to graze horses and for walking. Village life is a chosen way of life and this needs to be taken into consideration before just bulldozing through the countryside.

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.