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11th November 2020

M Davis
Magnolia Cottage
The Street
Walberton
BN18 0PJ

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:

OWPC31169

I object to this application.

The application documents are not properly scoped as they have no regard to the alignment of the preferred route for the A27 (Grey) which is immediately adjacent to the proposed site. A Grey A27 also closes access from Tye Lane to the A27 which is a critical dependency for many aspects of the proposed development. Documents rendered obsolete include the Design and Access Statement, Travel Plan and Transport Assessment.

Essential capacity and other assessments on which the application is based are transformed by the closure of Tye Lane. For example, the Transport Assessment predicts Total Daily Flows of 766 vehicles with 68% of vehicles exiting the site north and then west along the A27. Of the 32% exiting south, 11% are assumed to travel east though the village to North End Road.

On these assessments but with Tye Lane closed, 77% of site vehicles would pass through The Street, past Walberton C of E primary School and through the very narrow section west of The Holly Tree public house. This amounts to 589 additional vehicles a day along a narrow village road that does not cope well with current flows at peak times (e.g. school run). None of the photos in the application show peak time conditions or the narrowest section of The Street.

Future traffic flow on The Street and other village roads is anyway thrown up in the air because a Grey A27 obliterates the current access road to the development east of Tye Lane (Avisford Grange) with there being no clear alternative access. Although Arun District Council has issued an official Press Release welcoming Grey, it has not received any solution for Avisford Grange from either Highways England or the developer of that site. Indeed, it has previously rejected access via Tye Lane on account of the same problems now caused by the present application.

Furthermore, Highways England has not made carried any environmental assessment for the impact of a Grey A27 on the proposed site, large parts of which are within 200 m of the scheme footprint and fugitive dust zone. Some properties in the NE corner appear to be within 50 m and subject to potential air quality impacts which have not been modelled.

In addition, the proposed site has been rejected overwhelmingly by local residents for reasons well documented in the objection received from Walberton Parish Council and it is not in our Neighbourhood Plan.

Finally, at least one of the documents is illegible.

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.