



Arun District Council
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11th November 2020

Chantal Durban Jackson
14 Oaktree Cottages
Barnham Lane
Walberton
Arundel
BN18 0AY

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:

OWPC31171

My first objection concerns the totally unsuitable road access to the proposed site either from the A27 end of Tye Lane or from The Street. It would be so complicated that most of the traffic would have to go through the village and up Tye Lane or use the unsuitable lanes, West Walberon and Eastergate lanes. The chaos created by the movement of HGV to start with, and then vehicles of the prospective residents of the proposed site would create a completely unacceptable level of traffic. The proposed site east of Tye lane was refused access. What goes for the East side must be applied for the West side of Tye Lane. Lanes are lanes, they are not roads. And in addition there isn't any public transport worth that name locally, therefore the excessive increase of private vehicles would be inevitable and create an unacceptable level of noise pollution and exhaust pipes pollution.

Walberton always had a risk of flooding. The water table here is very high and anymore building will increase this permanent risk.

Development on this site has been deemed unsuitable and would contravene policy. So why accepting a planning application for building as many as 155 dwellings is beyond me! This should be rejected outright.

In addition this proposed site is not within our current Walberton Neighbourhood Plan. This is not a designated Strategic Site Allocation for Arun.

Our small area of the "5 Villages" is being destroyed arbitrarily without any concern for its lacking infrastructure - schools, surgeries, etc.

Please may common sense prevail! This is not a suitable site and never will be.

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.