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11th November 2020

Niki Scott
Spring Cottage
Copse Lane
Walberton
BN18 0QH

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:

OWPC31183

I strongly object to the proposed plan:

- 1) The development will result in unacceptable and unsustainable levels of traffic through the village. None of the travel assessments or travel modelling take into account that the A27 bypass (the grey route) will cross Tye Lane very close to the proposed entrance to the development and that it is likely that Tye Lane will not have access to the A27 resulting in all of the traffic from the development travelling through the village of Walberton. Travel westwards would be via West Walberton Lane, a rural country lane that is also the designated cycle route to the South Downs. There is no designated cycle lane on this road, nor a footpath, and it is already a dangerous lane to cycle or walk on.
- 2) An assessment of Walking, Cycling and Horse Riding was undertaken on the 11th August 2020. An assessment just for one day in the summer holiday period, in the middle of a pandemic is ludicrous. It cannot possibly be representative of the usual usage. The survey reported no horse riders or pedestrians in that period. Copse Lane is a bridle path, frequently used by walkers, runners, cyclists and horse riders who can only access it via West Walberton Lane and surrounding local roads.
- 3) To summarise, all traffic reports are meaningless and completely inaccurate without considering the new route of the Arundel bypass, they are also nearly four years out of date, they fail to take account of the additional 4300 dwellings proposed by the A29 modelling and do not offer the sustainable travel that they purport to and are not in accordance with the WSCC Local Transport Plan 3.
- 4) An application was refused for access onto Tye Lane for the development on the land East of Tye Lane (WA/95/18/RES) and the reasons for refusal are equally valid for this proposed development.

5) Noise from the A27 north of the proposed development is a constraint to the site, but the proposed new grey A27 route will run extremely close to the development and there will be an interchange within a few metres of the north-east properties. This will be a significant impact on the development that has not been considered in any of the planning documents.

6) Traffic pollution and air quality must also be a consideration. The Avisford Grange development will now find itself right on the edge of a substantial dual carriageway with the problems of noise, sight and air pollution, what can be the sense of building another development blighted by the same problems to the West of Tye Lane?

7) We are also concerned the location plans submitted fail to include the Avisford Grange development and is misleading to any reader who may not be aware of the high level of development in the village of Walberton. The two developments would constitute a 30% increase in residents in Walberton without any additional facilities!

8) Flooding frequently takes place in The Street due to rain water running off the proposed development field, down Field Close and North Pound. This causes flooding between North Pound and the bottom of West Walberton Lane.

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.