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12th November 2020

Mrs Priscilla Ritchie
Pipers Cottage
The Street
Walberton
West Sussex
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 11th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31243

I would like to register an OBJECTION to application WA/68/20/OUT - Land west of Tye Lane because of the following concerns:

Traffic assessments have been provided as part of the application but these ignore the possibility of Tye Lane being closed at its northern extent due to the announcement of the GREY route for the proposed A27 Bypass which the developers must be aware of. Traffic modelling in Section 8 ignores this and traffic surveys used in the application from 2017 and 2018 are out of date and do not include the introduction of the upgraded level crossing in Yapton Lane.

The transport assessments refer to the WSCC Local Transport Plan 3 and ADC implementation of this by discouraging HGVs from using unsuitable roads. Closure of Tye Lane forces HGV access to the site for construction to travel through Walberton Village. Tye Lane is a narrow country lane and due to the proximity of existing properties to the village end of this lane, together with the lack of a pavement, it cannot be widened at this point which terminates at a somewhat restricted vision T junction. Traffic already speeds through the village which sees buses, cycles, handicapped vehicles and pedestrians using the road which can best be called restricted in parts resulting in total gridlock at times especially the local school run. All the roads through the village, with the exception of Barnham Lane which also narrows toward the bottom by the Lake Lane corner, could best be described as country lanes and suffer from significant flooding problems during

wet weather.

The site opposite WA/95/18/RES (Land east of Tye Lane) was refused an access point onto Tye Lane; the reasons for refusal being equally valid for this application as well.

WPC considers that its Neighbourhood Plan Policy VE 7 would be breached by any consent since the scheme does not reduce the overall level of flood risk. Flooding takes place in The Street and WSCC has LFRZ 004 covering an area of some 3.5 hectares. WPC is concerned that significant development is bound to worsen the existing problem and upset an already fragile local situation in an area with unpredictable ground conditions. My property and those around me are already badly affected by flooding from the proposed development field (down Mill Lane) and whilst I have noted the proposal allows for sustainable drainage (SuDS) to the north of Mill Lane, part of the flooding problem also relates to the already inadequate drainage along the main drain in The Street. There appear to be no SuDS at the point where the water runs down Field Close and contributes to flooding in The Street so the pedestrian footpath at this point could also be affected by flooding. High groundwater is noted in the site reports and even with permeable driveways and roads the footprints of the buildings will still have an impact on water. My neighbours and I are aware that the flooding in this area is made worse by traffic flow which sweeps the water down to the Street alongside my property, along part of The Green into Burch Grove and affects 6 neighbouring Grade II listed cottages resulting in residents having to vacate the properties whilst remedial work is carried out. This proposed development would only make the situation worse with all the extra traffic (including HGVs) travelling through this part of The Street.

Although somewhat affected by the current COVID19 virus lockdown, WPC submitted our Reg 15 for Walberton Neighbourhood Plan on 14 October 2020.

Walberton already has waiting lists for the local school, GPs and Dentists and this would only get worse if the development was allowed.

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.