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12th November 2020

Mrs Karen Williams
7 Long Mead
Walberton
Arundel
West Sussex
BN18 0QG

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:

OWPC31272

I am registering my OBJECTION to planning application number WA/68/20/OUT - land west of Tye Lane because of the following:

The traffic assessments provided as part of the application have taken no regard of the recent announcement that Tye Lane may be closed at its northern extent if the GREY Route for the A27 bypass goes ahead. The developers must surely be aware of this.

The traffic modelling in Section 8 has ignored this and the traffic survey figures from 2017 and 2018 are out of date and do not take account of the upgraded level crossing in Yapton Lane.

The transport assessments refer to WSCC Local Transport Plan 3 and ADC application of this by discouraging HGVs from using unsuitable roads. Closure of Tye Lane results in these same vehicles to travel through Walberton Village to reach the construction site. In my view this would be utter madness as Tye Lane is a narrow windy lane with no pavements and houses close to the road at the village end. It cannot be widened and the T Junction at the village end has poor site lines. Traffic flow through the village can be hazardous with vehicles speeding through and parked cars making navigation difficult at times, especially when the children are moving to and from school. I myself often use a wheelchair and need to travel on the road rather than pavement in certain places. Several handicapped vehicles use this road, buses and many cyclists. All would be put at risk.

All the roads through the village are country lanes and often suffer from flooding issues during wet weather.

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

WPC's Neighbourhood Plan Policy VE 7 would be breached by any consent as the scheme does not reduce the overall level of flood risk. Flooding occurs in The Street and WSCC has LFRZ 004 covering an area of over 3.5 hectares and WPC is concerned that major development will inevitably worsen the existing problem and upset the already fragile local situation where there are unpredictable ground conditions.

Flooding at the end of West Walberton Lane where it joins The Street and opposite Birch Grove is a regular occurrence in stormy weather, due to the inadequate drainage along the main drain in The Street. There do not seem to be any SuDS where the water runs down Field Close adding to the flooding on The Street which could affect the pedestrian path at that point. High groundwater is noted in the site reports and even with mitigating use of permeable driveways and roads the footprints of the buildings will affect the water levels. Of course the COVID19 virus has resulted in delays but WPC submitted the Reg 15 for Walberton Neighbourhood Plan on 14 October 2020. Walberton already has waiting lists for the local school, GPs and Dentists and this situation would be significantly increased if this development were to be permitted.

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.