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12th November 2020

Joanna Shackleton and Philip Skerritt
Myrtle Villa
Avisford Park Road
Walberton
West Sussex
BN180AP

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:

OWPC31279

Should Highways England's Preferred Grey route, openly supported by Arun DC, go ahead, this proposed development would be unreasonably close to a new 70mph dual carriageway with all the well-documented adverse effects of living close to such a road that would ensue, constituting a clear breach of the Council's Duty of care to its residents.

Furthermore, the proposed access onto Tye Lane is unsuitable and unsafe for a number of reasons:

1. The announcement of the Grey route Preferred option by Highways England and supported by Arun DC will close the access from Tye Lane onto the existing A27, thus sending all traffic from this development south and into the conservation area of historic Walberton village which already struggles to cope with its current weight of traffic. Alternatively it will create rat runs through West Walberton Lane and Eastergate Lane, both of which are country lanes frequented by walkers, cyclists and horse riders.
2. Should the northern access from Tye Lane onto the existing A27 remain open, the junction and access point is already dangerous and unable to cope with such traffic, even if the road is detrunked at some future point. The site currently in build on land east of Tye Lane was refused access onto Tye Lane by Arun DC on safety grounds and there is no reason to believe that these no longer apply.
3. Access from the existing A27 is only available to westbound traffic; eastbound traffic would have to proceed to Arundel, causing further congestion there, or travel via Yapton Lane into the narrow streets of Walberton's

conservation area.

Please see sense!

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.