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13th November 2020

Robert Stephens
Cissbury
The Street
Arundel
West Sussex
BN18 0PG

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 12th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31326

Tye Lane is a narrow country lane unsuitable for the level of vehicle movements that will arise from this development.

The average number of vehicles per household in the South East was 1.4 in 2018/19, this number has been growing. With 155 households the number of vehicles in the development is likely to be in excess of 200, all of which will have to access this site via Tye Lane. With the proposed development of the A27 cutting off the North end of Tye Lane all traffic will have to use The Street, which is a narrow road and a bus route.

Traffic in Tye Lane will also be increased by the access that has been allowed to the development East of Tye Lane, with 111 households in that development giving rise to 150+ vehicles.

The report in this planning application "Walking, Cycling and Horse-Riding Assessment and Review" Section 2.5 and 2.6 "The Street" show photographs 3 and 4. These are unrepresentative of the traffic conditions in The Street, particularly in rush hour. Access between Tye Lane and The Street is restricted during heavy use and with substantially increased traffic there is a greater risk of accidents, particularly at a time that school children are walking to and from the schools in The Street.

In conclusion the roads in Walberton are not suitable for the addition traffic to which the combined developments both East and West of Tye Lane and the proposed development of the A27 would put them.

There is increased risk of accidents and personal injury particularly with pedestrian traffic going to and from Walberton Primary School, Walberton Pre-School and Walberton Toddler Group all using The Street.

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.