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18th November 2020

Andrew Titmus
The Old Police House
Arundel Road
Fontwell
West Sussex
BN18 0SX

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 17th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31444

I refer to Walberton Parish Council's detailed objections to this application and affirm the same.

The transport links to and from the site are likely to be a much larger consideration than advanced, particularly in light of the A27 Arundel bypass announcement that would result in the closure of the access to the A27 from Tye Lane. The resulting traffic would have to pass through Walberton and Fontwell villages.

The relocation of the A27 in close vicinity to this site would also impact the amenity of these proposed properties. It is premature to consider an application here without further information about the proposed bypass and impact on the local area.

The development is not in keeping with the character of the immediate area and is not in line with the Neighborhood Plan policies GA5, VE7, HP11 and HP1 and Arun local plan policies SD SP2, H SP3, SO DM1 and ENV DM5.

Yours faithfully,

Andrew Titmus

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.