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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 16 December 2020 20:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
[REDACTED]
Subject: FW: WA/93/20/PL

Please upload onto Ocella the email below which is a letter of objection to planning application **WA/93/20/PL** relating to Land East of Tye Lane, Walberton.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

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From: Gillian Thomas [REDACTED]
Sent: 16 December 2020 18:08
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: WA/93/20/PL

To: Mr Michael Eastham
Principal Planning Officer
Arun District Council
Michael.Eastham@arun.gov.uk
From: Mrs Gill Thomas
[REDACTED]

16/12/20

Re: WA/93/20/PL

Dear Sir,

I have serious concerns concerning the above request for planning permission which I hope you will take into consideration they are as follows.

- **Initial Planning application form issues:**

Item 9. With relevance to the proposed footpath and parking, the application says that **no current parking spaces will be interfered with**, this is not the case.

The only space for parking at the lower end of Tye Lane for the current residents in the cottages adjacent to the development is outside their homes with spaces for approximately 3-4 cars or a work van and 2 cars. The planned footpath takes no heed of this at a particularly busy part of the lane where both would be unrealistic as the resulting narrowing would impede traffic, residents and pedestrians alike.

Item 10. Although the application admits there is a need for a tree survey, the developers have been systematically removing a large proportion of the original wood on this corner of the site progressively damaging the local landscape character of the lane, meanwhile giving the surveyors less to look at for an educated assessment and resulting in the consideration that minimal ecological damage will now be done, protected species such as the Bullfinch seem to have sadly diminished recently and we hope they may return if the wood is allowed to regrow and even a footpath allowed. As residents we are more attuned to the actual ecology of these woods than occasional visitors it would seem.

NB: This wooded area also slightly protected those already living below and adjacent to the development from being overlooked or intimidated by the intensive building project which will if this is approved have the opposite effect. The residents and users of Tye Lane are recently privileged to not only a view from and of the whole site but a gap in the old wood far wider than the lane itself as if planning permission was a foregone conclusion and, the gap situated where the residents at the lower end of the lane would be most inconvenienced practically and with regard to their security and safety.

Item 11.

This whole site is at risk from flooding in wet weather with water filtering through the chalk higher up; it cascades down the paths and driveways of those at the lower end of Tye Lane close to the development following rain. This wooded area helps to some extent with drainage and erosion but this will now be reduced as the developers persist in ignoring the environmental benefits from mature pockets of woodland in their rush to overdevelop the land.

Further Comments:

There is a very good argument for the relocation of the Footpath/Cycle Path (with or without traffic access) to a point further up the lane; where there is a clear stretch of lane with good visibility in both directions, merely a few railings, a bit of shrubby hedge to remove and no danger to immediate residents, the existing wood or wildlife; this would have been and indeed could still be a much easier and sympathetic access point and indeed was included in earlier plans. At this point it could easily link to the road system within the estate as already exists.

With regard to the positioning of the footpath/cycle path and its junction in Tye Lane, as traffic comes down the lane from the A27 (or will from the other proposed development to the West of Tye Lane) the bend in the lane before the 30mph sign is deceptively more severe than shown on the maps and plans, drivers in the left hand lane are unable to see the entrance to the estate until right on top of it, this is highly dangerous. Indeed the recently installed signage at the left hand side of the road saying "Welcome to Walberton 30 mph" is invisible and therefore pointless. In the drawings submitted the prospect of not only removing a further large amount of wood and ditch but road widening and straightening at the current point seems a possibility rather like taking a sledgehammer to crack a nut and further ruining the landscape and character of this part of the village.

On a personal note concerning this:

- Living directly opposite this planned access point and comparing this to the submitted plans the proposed entrance to the site is shown a short distance further up the lane, however it has been cut directly opposite to my fence line and close to my gate, my home is now completely overlooked from the site, if this becomes a road junction we will also be in physical danger from traffic joining or leaving Tye Lane at this point. We already have been given a panoramic view from our house of virtually the complete building site giving us sleepless nights, and now adding more considerable worries as to the dangers both to myself and others when passing, entering or leaving my premises, surely lacks consideration on behalf of the developers for residents quality of life. To consider applying for general access to all traffic in and out of the estate when the entrance is to be located in such a dangerous position seems very wrong. Being so directly affected by this I would willingly welcome a representative from your department & Linden Homes to come and visit me to demonstrate how unrealistic this proposal is.

- There will be a conservative estimate of around 400 cars a day plus work vans and delivery trucks etc, coming and going from this estate alone and a further 300 plus if the land West of Tye Lane is also approved. This traffic comes into the most congested part of Tye Lane to gain entry to the narrow village High Street in order to access either the A29, A27, Yapton or Barnham station. Tye Lane is a narrow, winding rustic lane with a 7.5 Tonne weight restriction except for access to the local business site halfway up the lane, this will put too much pressure on a small country lane also used by pedestrians, equestrians and cyclists.

- Whilst Linden Homes claim they have no option but to seek another access point to their development there is no proof that the Grey Route for the A27 approved by Highways England will be given permission to go ahead. They surely had as much information of the possibilities of the various routes as the residents in this area. As it is there will be at least two years of initial negotiations and the route will alter slightly in this and the following period. I am sure that if they have not already done so they would be well advised to negotiate with Highways England to retain access at Yapton Lane in some form beneficial

to both parties. Until this is done it would surely be unwise to even consider any planning application to use Tye Lane for the Main Estate entrance.

Finally for a Brighter World and Better Future

- Better still abandon the building project and return the land to the designated green space it was previously. We really do not need this surplus housing with no basic infrastructure such as extra Doctors, Dentists or Health Centres, Schools, Small local shops, Green Play and central socialisation areas or Bus and Tram services catered for in rural areas. The very design of this type of estate encourages anti social behaviours as there is no community link within them and minimal local employment. They are too densely packed to avoid pandemic transfer in the future, magnify our carbon footprint exponentially and being in the South are too expensive.

Kind Regards
Gill Thomas
The Orchard