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26th January 2022

Robert Stephens  
Cissbury  
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Arundel  
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BN18 0PG

**Case Officer:** Michael Eastham  
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Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**

**Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5**

Application No: WA/127/21/OUT  
Site Address: Land west of Tye Lane Walberton  
Description of works: Outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

Thank you for your internet representation made on 25th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43689

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 131 households the number of vehicles in the development is likely to be in excess of 180, 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.

In this planning application the "Design and Access Statement" Section "Site Context" shows photographs 2 and 5, incorrectly titled "High Street" 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 with pedestrian traffic going to and from Walberton Primary School, Walberton Pre-School and Walberton Toddler Group all using 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.

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 including your name and address 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](mailto: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/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

**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.**

**To register to receive notification of planning applications in your area, please go to**  
<https://www1.arun.gov.uk/planning-application-finder>