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1st February 2022

Peter Froggatt  
Honeywood House,  
The Street  
Walberton  
BN18 0PY

**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 31st January 2022 which has been recorded as an objection with the comments as follows:

OWPC43847

My comments revolve around the effect both construction traffic whilst building and later extra vehicles incl. new residents cars (probably 2 per unit) and delivery vans/lorries etc.. will have on the only through-street in Walberton.

1) This road, 'The Street', is very narrow in places, there is no pavement on one side in several places and is much frequented by parents with young children at the busy times of the morning and afternoon delivering and collecting from schools.

If the A27 Grey route goes ahead the northern end of Tye Lane will be closed off. ALL traffic will have to enter and exit the site via the junction with 'The Street' at the bottom of Tye Lane, or Field Close, which again directly joins The Street. The excess traffic, both heavy and light will have to pass either east or west along The Street. Councillors will be aware that this street is a small, generally quiet road that is very narrow in places, with twists and turns expected on a 'village' road. It has never been and never will be a road suitable for extra vehicles (Highways England estimate an increase of vehicles of around 40% just with the 'Grey Route A27' project alone !!!) As a resident of the area I have personally witnessed 'jams' with the village bus and heavy lorries and cars at particular times of day. I also believe there is a weight limit (7.5t??) for vehicles.

2) My second point - there is a Neighbourhood Plan, adopted by Arun District and this clearly has an agreed 'building line', which was determined originally by much of the debate about traffics etc as in my first point. This development is clearly in breach of that Neighbourhood Plan. What is the point of the plan if any developer thinks they can ride 'roughshod' over it. It is there for a reason !!

Lastly, on a technical point, Field Close off The Street, which I believe is a possible access point for development and subsequent residential use, has an 'historical' Covenant on it which states that it can only be used for the access of Agricultural vehicles using the designated crop field. I am aware that there are devious ways to bypass covenants but this was clearly adopted to avoid extra traffics piling through a rural village.

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>.

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>