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4th February 2022

William Gibbons  
Wessex Cottage  
Tye Lane  
Walberton  
West Sussex  
BN18 0PS

**Case Officer:** Michael Eastham  
**Telephone:** 01903 737772  
**Email:** [michael.eastham@arun.gov.uk](mailto: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/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 3rd February 2022 which has been recorded as an objection with the comments as follows:

OWPC44022

Dear Sirs,

I strongly object to this latest application.

Tye Lane cannot cope with the amount of traffic that would be generated by a new development, the lane is barely wide enough in places for two vehicles to pass, and the proposed new route for the A27 would mean that all traffic would have to pass through The Steet, with detrimental effects on the conservation area, not to mention the hazard to cyclists and pedestrians using this already busy road.

The amount of vehicles using Tye Lane as a rat run to access the A27 has increased dramatically recently owing to the number of new developments to the South of the village. There is no footpath in Tye Lane.

This site is not included in the Neighbourhood Plan and is outside of the built up area boundary. The site is yet another green field site and is home to many varieties of small animals, it is also used extensively by horse owners, all of which form part of village life.

The views to the South Downs National Park would be obliterated by any development.

Walberton has provided many new sites for development and does not need any more.

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>