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4th February 2022

John Broadley  
Copse Acre  
Copse Lane  
Walberton  
Arundel  
BN18 0QH

**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:

OWPC44026

1. The site has already been rejected for development by the Walberton Neighbourhood Plan.
2. The site would change the character of the village from rural to suburban.
3. The A27 Arundel Bypass will run within feet of the development, rendering any housing uninhabitable.
4. The development would increase the existing population of Walberton by at least 262, or 12%. The village does not have the infrastructure to support such a large increase. There are very few shops, a spasmodic bus service, and the GP service in Barnham struggles to provide healthcare for the existing population as it is.
5. Tye Lane will be needed by Bypass construction vehicles until 2027, so construction cannot begin until after that date.
6. The Street is due to suffer an increase of 42% traffic movements with the construction of the Bypass. This will increase to 56% with this development.

7. There is a risk that if permission is given, houses will never be built due to the Bypass, and the developer will claim compensation for the lost market value. Members of the Planning Committee should take legal advice as to their potential liabilities should they be minded to approve the application.

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>