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26th July 2021

Peter brown
15 The Meadows
Walberton
Arundel
BN18 0PB

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: WA/63/21/PL
Site Address: Land East of Tye Lane Walberton BN18 0LU
Description of works: Proposed alternative vehicular accesses off Tye Lane and emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES (resubmission following WA/93/20/PL). This site is CIL Zone 2 (Zero Rated) as other development.

Thank you for your internet representation made on 23rd July 2021 which has been recorded as an objection with the comments as follows:

OWPC38740

I strongly object to application WA/63/21 submitted by Vistry Homes relating to alternative access arrangements at Avisford Grange housing development at Walberton Village on the following grounds:

1. When planning consent was sought for this housing site, the developer wanted to access some of the houses from Tye Lane; that was rejected as it was considered unsuitable for the expected volume of traffic. As volumes of traffic have increased that objection is still valid - indeed even more so as it is now proposed that all traffic will use this one access, rather than just a portion.
2. The unsuitability of Tye Lane to accept significant volumes of extra traffic was upheld and endorsed when a planning application for housing to the west of Tye Lane was recently refused.
3. The so-called Preferred Grey Route for the proposed Arundel A27 Bypass is only that: a preferred route supported by a road building agency with very little support through its own Public Consultation. While there is general support for a Bypass, there is no community support for this route which will cause so much environmental damage. The whole consultation process has been shown to be deeply flawed and - particularly in view of the greatly inflated cost of this option, there is no certainty that the Grey Route will ever be built. Until such time as the route has been finally endorsed by the Secretary of State it would be quite wrong to approve this planning application which, itself, will cause harm to the Village Environment.
4. It was clear in the most recent consultation on the Grey Route that the A27/Tye Lane junction would be

closed and the lane would have no access to the A27. That is directly contrary to the claim in the application that traffic would be reduced by traffic using that access.

5. Walberton village is built around The Street - a narrow road lined by houses, many of which have no parking space or garage and thus most park on the roadside. 175 houses and their suppliers would generate a huge increase in traffic through the village which cannot be accommodated safely.

6. The Tye Lane/The Street junction is not easy to navigate with poor visibility both east and west. Not only motor traffic but also walkers and cyclists would face the junction where there is no continuity of pavement provision.

7. The difficulty of this junction will inevitably lead to holdups, congestion, noise for residents and air pollution.

8. To improve traffic flow at this junction would require substantial engineering works -even traffic lights! - which would severely damage the village landscape within the Walberton Conservation Area. The impact on the listed Pear Tree Cottage would be considerable.

9. Highways England have committed a seriously error in proposing the Grey Route without carrying out the basic research. It is frustrating for everyone to come to this situation - whether or not one supports the need for a bypass. The whole village will be damaged if the Grey Route goes ahead and so in accordance with the Local Plan every step must be taken with care to avoid permanent damage to the part of Arun District. Residents have worked hard towards the making of a new Neighbourhood Plan which lists the many virtues of this attractive cohesive community. There can be no justification for approving this unacceptable application.

10. The additional proposal to earmark an emergency access onto Avisford Park Road is not acceptable due to the damage that would be done to the road surface and to the quality of life to those residents.

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 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/planning-decision-process>.

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/weekly-lists>

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
www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> **and click into Local Planning Application Finder.**