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29th July 2021

Jason Buchanan
Bronlea
The Street
Walberton
BN18 0PG

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 24th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38753

Dear Sir/Madam,

We would like to object to the planning application WA/63/21/PL.

Our objection centres on three key issues: the ability for Tye Lane to accommodate additional traffic; the assumption in the application that Grey Route will retain a junction between Tye Lane and the A27; and the impact on the Walberton village conservation area.

In its current condition Tye lane is dangerous for two cars to pass. In many places it requires one car to stop to allow another to pass. Any additional traffic on this road will increase the risk of serious accidents. In addition to this the junction between Tye Lane and The Street is extremely congested with parked and moving cars at school pick-up and drop-off time. Any additional traffic using this junction will make the danger to school children and other pedestrians considerably worse.

The second issue surrounds the Grey Route. Seemingly this application is in response to Highways England's proposal but then appears to ignore it - the junction with Tye Lane and the A27 is due to be removed however this now appears to be the key argument from the developer: that traffic will be able to join the A27 from Tye Lane and not go through the village. If a change to the proposed Grey Route has been agreed between Highways England and the developer, we are not aware and this makes it impossible for us to judge this proposal. If no change has been agreed then the proposal appears fundamentally flawed.

Either way this plan will increase traffic through the Walberton village conservation area and therefore we object to it. It will increase noise, pollution and make it more dangerous for school children.

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.