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29th July 2021

Stephen Aldridge
Downs House
Avisford Park Road
BN180AP

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 25th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38777

Granting permission for moving the estate entrance to Tye Lane and the Emergency Access to Avisford Park Road would inevitably mean a large increase in traffic through Walberton. Should the Grey Route eventually block the end of Tye Lane, as planned, the traffic increase would be huge. As well as increasing the pollution and noise in the Conservation Area it would cause congestion in The Street and be hazardous to pedestrians.

There is already an approved vehicular access scheme for Avisford Grange and the Grey Route is by no means a done deal. Allowing this arrangement now would inappropriately influence the outcome of any inquiry. The Grey route was mooted as a possibility as far back as 2017. Although the situation is "not one of Linden Homes' choosing" ignoring the potential outcome was entirely their responsibility.

Highways England has said that it will maintain access to Avisford Grange during construction and operation of the scheme. In my conversation with them they talked about potentially building a bridge over the A27 for this purpose.

Neither can traffic studies conducted during COVID restrictions be a fair and accurate reflection of normal usage.

My immediate concern, however, is the access gate in Avisford Park Road.

Avisford Park Road is far from ideal for emergency access. It is an unadopted road designated as a footpath

in poor condition and with numerous potholes. It is also a narrow cul-de-sac frequently blocked by parked cars or vans.

Safety to pedestrians in the parkland or community orchard is also of concern if a new emergency access road is built. Particularly since the current arrangement does nothing to prevent motorbikes bypassing the emergency gate and rat-running into Avisford Park Road.

There is at least one more suitable and direct point of access on Yapton Lane, so if the developers are genuinely seeking emergency access that is clearly the most obvious route, directly into the road system of the estate via a proper gate, rather than traversing the community parkland. Creating an access road from Avisford Park Road will only encourage further housing development in the parkland in the future.

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.