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30th July 2021

Angela Rollinson
Marechal
Yapton Lane
Walberton
BN18 0AR

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 26th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38802

The final route for the A27 is not yet agreed or known -it may never happen at all, thus the application is premature.

Application WA/68/20/OUT and others for access via Tye Lane have been refused by ADC.

Highways England have assured continued access to Avisford Grange in the event the A27 Grey Route goes ahead.

Tye Lane is a narrow country lane incapable of taking safe two-way traffic.

If the considerable volume of traffic generated by 175 dwellings and construction vehicles are forced to exit left from Tye Lane they would travel along The Street, Eastergate Lane, Arundel Road, and West Walberton. There are restrictions on The Street and Eastergate Lane and Lake Lane and West Walberton is unsuitable for construction traffic.

Avisford Park Road being considered as an Alternative Emergency Access is inappropriate as an unsurfaced, unadopted road with only room for a single carriage way and access only from Yapton Lane. Land registry records indicate that the developers have no rights of access to Avisford Park Road.

In summary I feel this application should be rejected because of the heavy traffic implications on Walberton

village, and more importantly because the A27 final Grey Route is yet know or agreed.

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.