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30th July 2021

Janette Hall
Barn Ends
Dairy Lane Walberton
Arundel
West Sussex
BN18 0PT

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 27th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38836

Until the new route for the A27, which will and has so closely affected this application, is decided the application to access Tye Lane should not be considered merely because of a conflict in planning. If there is no exit onto the A27 in future, as planned in the Grey Route, and traffic from the housing estate can only come down Tye Lane into The Street it would generate an enormous amount of extra traffic through a very narrow village street where cars are parked on the roadside as in places the houses have no garages. Even if the Grey Route is not chosen much of the traffic would come through the village.

The corner of The Street west of Tye Lane already has cars parked, forcing drivers to the middle of the road just before Tye Lane. The exit from Tye Lane to The Street requires cars to come well forward to enter The Street. There is no clear view to the east.

Tye Lane itself is a country lane and cars often stop to let each other pass. The narrowness of Tye Lane was a reason for refusing yet another planning application for a housing estate to its west.

Walberton has submitted its plan to accommodate more housing of which this Estate was no part. The extra volume of traffic will be detrimental to the environment, adding to the pollution of the atmosphere and level of noise of those living along The Street and indeed further afield.

Many houses in The Street are built as villages were, with houses very near the pavement, which is narrow

and cambered awkwardly for walking. This would be a greater hazard with an increased number of vehicles especially for pushchairs and the elderly. Pedestrians can be concerned already at the closeness of the cars to the pavement in areas of The Street. This would be greatly enhanced - and would be worse with the use of larger cars and vans coming from the estate.

Highways England need to allow access near the route originally allocated to the new housing estate. The Developers should not attempt to alter the terms of their planning application to the detriment of the village in which they are building 175 houses for sale, presumably partly because of its attractions.

I deplore this application and its premature submission. Access must be given near the original one from Yapton Road.

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.