



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

30th July 2021

Peter Nichols and Margaret Nichols
The Old Bakery
The Street
Walberton
BN18 0PJ

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 30th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38985

This planning application is supposedly to ensure access to the partially built Avisford Grange housing development, if the A27 Grey Route is approved and built. However, Highways England have stated that if the Grey Route is built they will ensure access to Avisford Grange will remain from Yapton Road. The application for new entrance onto Tye Lane must be rejected on this point alone.

If the new entrance from Avisford Grange to Tye Lane is approved this will cause a massive increase in traffic along The Street, which is already very busy and dangerous to cross, especially for young children going to and coming home from Walberton and Binsted Primary School - this problem will become worse in future years as more electric cars are in use, which are virtually silent, making crossing the road even more dangerous.

An earlier planning application for houses to the west of Tye Lane was rejected earlier this year as Tye Lane was not suitable for the extra volume of traffic using the lane, which is very narrow meaning 2 large vehicles cannot pass each other.

The traffic data provided for the planning application is wrong, and makes no allowance for the fact that Tye Lane will be closed off if the Grey Route is built.

The application also includes provision for emergency access to the new Avisford Grange development via Avisford Park Road. Avisford Park Road is unsuitable for this, being a single track, unsurfaced, unadorned
ERROR!!!

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.