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3rd August 2021

James Harris
3 Bay Tree Cottages
The Street, Walberton
Arundel
Sussex
BN180PY

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:

OWPC39008

I would like to register my objection to this application. I have the following concerns:
The key issue with this application is the fact that it is being submitted completely prematurely and based on a situation that is not 100% confirmed.
It is clear that the developer for the Avisford Estate is wishing to deviate from their current plan by creating a new entrance / exit for the estate due to the current A27 Grey Route plan. However, the Grey Route plan is not 100% confirmed. Crucially, the A27 Grey Route developer, has committed in writing that the current Avisford Estate entrance will be maintained! This renders this application completely unnecessary. There is no need for this application.

Tye Lane is a narrow B road that is not suitable for large vehicle or frequent levels of traffic. Two SUV's struggle to pass without the need for one to slow considerably to prevent a collision.
In objection letter by Walberton Parish Council, you will see a photo of Fire Engine trying to navigate the road. This photo was taken by myself. I followed the vehicle from the junction between The Street, and Tye Lane heading north to the A27. Due to the extremely narrow nature of the road, the fire engine was forced to stop on 3 separate occasions to allow other vehicles to pass. These other vehicles, which were typical family saloon cars (not large SUVs or vans etc) had to reverse and wedge their cars into the verge to create sufficient room to allow the Fire Engine to pass. If the Fire Engine had been on an emergency call, it would have caused significant delays to its response time.
If a new entrance / exist it allowed, you are inviting all large types of vehicles to use the lane. We live in an

age where home deliveries by vans / trucks are the norm. This application will effectively give them the green light to use Tye Lane and The Street as their acceptable delivery route which is not designed for their size of vehicle.

Another factor that must be considered is the parking for the local primary school. Due to this position within the village, there is no off street parking for parents. As a result they park on The Street, which they are entitled to do so. The result of this means that 50% of the available road is blocked from the school entrance to Dairy Lane. This creates a visual block for anyone wishing to exit from Tye Lane on to Dairy Lane. At present, the volume of traffic exiting in this manner is confined to traffic heading south from the A27. But if the application is approved, the "morning rush hour" commute from residents leaving the Avisford estate, will drastically increase the volume of cars wishing to exit onto The Street. This will put an undue noise and pollution burden on the local residents who live by this junction and will increase the likelihood of an accident occurring. It will force more cars on The Street which will have a significant impact on Walberton as a whole as there will be no other means of reaching the Avisford Estate.

It should also be noted that West Walberton Lane is also not fit for increased traffic volumes or larger vehicles. The quality of road is extremely poor with no footpath and significant road subsidence along its route. The lighting is very poor due to significant tree coverage and with it being a designated cycle route, navigating along this road can be extremely hazardous. If traffic is increased, this will become dangerous.

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

<https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>