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3rd August 2021

Chantal Durban Jackson
14 Oaktree Cottages
Barnham Lane
Walberton
West Sussex
BN18 OAY

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:

OWPC39011

I object strongly to the request from the Developers of Avisford Grange development to gain vehicular access through Tye Lane.

- 1) It wrongly assumes that there is a planning application for the A27 bypass that would block its access at the level of Yapton Lane. this is not the case as nothing has been decided or designed yet.
- 2) The access to AG at Yapton Lane had been guaranteed should the A27 bypass Grey route goes ahead, so there is no excuse to seek another access.
- 3) And should the construction of the bypass go ahead, the choice of Tye Lane makes absolutely no sense as the north part of the lane will become a dead end rendering it completely unusable for a 2 way traffic while the entrance at Yapton lane would not be impeded.
- 3) The fact that previous access requests for other sites has been refused by ADC should be respected and not granted. There were sufficient grounds for this refusal before, it would therefore apply even more for this application.
- 4) Tye lane is far too narrow to allow 2 large vehicles like HGVs to pass each other, this is not a ROAD, this is a country LANE.
- 5) Once again, it seems that traffic data with regards to Walberton lanes is as flawed as ever... in this case assuming no closure of Tye Lane by the Grey Route... Unbelievable!!!
- 6) An access to and from AG from Tye Lane would push all traffic from 175 homes down the Street, already congested by parking and school traffic, West Walberton Lane, Eastergate Lane and Barnham Lane, all seeking access to the A27 and other destinations out of Walberton.

7) this will have a very bad consequence of increasing noise and level pollutions in our village. This would be absolutely unacceptable.

8) Finally, the suggestion of using Avisford Park Road to access AG, would be the most ridiculous idea ever proposed. this is a dirt lane only accessible for a single vehicle at a time with a dead end on the Street end.

In short, this application has already been refused by ADC and should therefore stay refused.

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>