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3rd August 2021

Lynn Powling
52 The Meadows
Walberton
Arundel
West Sussex
BN18 0PB

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:

OWPC39021

This application is at the very least premature as no final decision has been made regarding the Grey Route. HE have said that the Yapton Road access will not be affected by their plans. There is no certainty as yet whether the A27 will be accessible from Tye Lane and if there is no access, to have all traffic from the Avisford Grange development turning left and onto The Street will lead to unacceptable levels of congestion, noise and pollution. Tye Lane is, in any case, a narrow, winding road parts of which have barely enough room for two cars to pass each other, and there are no footpaths. Yapton Lane is the widest and straightest route out of the village - Tye Lane (as already stated), West Walberton Lane, Eastergate Lane and Barnham Lane are all narrow and winding. The Street is often congested with parked cars, particularly at school drop off and pick up times. ADC have rejected a Tye Lane access point for this developer and other projects and there is nothing in their current application to counteract previous objections. Also, Avisford Park Road is totally unsuitable as an emergency access - it is a narrow, unmade road with vehicular access only from Yapton Lane. I can see no compelling argument for the Tye Lane access as it appears to be based on possible consequences of the Grey Route and not based on any definite decisions.

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](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>