



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

3rd August 2021

Jeff and Judi Bailey
Braemar
The Street
Walberton
Arundel
BN18 0PY

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 31st July 2021 which has been recorded as an objection with the comments as follows:

OWPC39037

We cannot understand why the applicant - Linden Homes could seriously suggest that making the any long term access on to Tye Lane would be appropriate.

1. Tye Lane is a very narrow and bendy lane. Turning left out of the development on to Tye Lane and then immediately on to The Street would simply be dangerous. The Street is the one and only main road through the village and is already congested. As you turn on to The Street in either direction the traffic is already obscured by bends and hedges and parked cars. To increase this traffic flow would be unacceptable and add to the danger.
2. A number of houses in The Street do not have access to parking and so they have to park on The Street itself. This already causes difficulties and problems when lorries and/or buses have to pass through the village. This is particularly bad at school drop off and collection times as there is insufficient parking for parents as many have to journey in from other villages. This can and does cause blockages.
3. The plans by Highways England have been around for many years and it was well known that the Grey Route if it was accepted would pass across Yapton Lane where Linden Homes have made their main access. Surely the applicants or their legal team should have considered that at the early planning stage and not now.
4. Highways England have not as yet defined the New route for the new A27 and in their plans they intend to

block off access from Tye Lane to the A27. Consequently the traffic from the development would NOT have access to The A27 without coming through The Street and they going up West Walberton Lane and Eastergate Lane both of which are narrow and dangerous already with no footpath, and would become rat runs through Fontwell.

5. At a previous application by Linden Homes for a temporary access to the development site it was made clear this could only be temporary. In addition a further recent application for development to The East of Tye Lane was turned down for access on to Tye Lane as being dangerous.

6. As yet there is no definitive plan for the Grey Route and so this application must surely be ill-conceived and preemptive.

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>