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3rd August 2021

Geoffrey Stuart Proudlock
6 Holly Tree Grove
Walberton
Arundel
BN18 0FQ

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:

OWPC39039

I wish to register an objection to the above planning application and endorse the objections raised by Walberton Parish Council.

My objections are essentially the same as to the previous application WA/93/20/PL, which was withdrawn.

Tye Lane is a narrow country lane and, despite the developer's assertion to the contrary, is not capable of taking the additional vehicle movements that will be generated by 175 new homes.

The developer also asserts that they have made amendments to the layout of the proposed entrance to mean that vehicles will be able to turn right onto Tye Lane, providing direct access to the A27. However, we have no assurance that this has been accepted by Highways England, who have previously stated that there will be no access from Tye Lane to the proposed A27 Arundel bypass. Moreover, regardless of this, traffic heading in the direction of Littlehampton and the A259 would still have to route through the village.

The Street in Walberton is a conservation area and has on street parking. At certain times of the day, particularly during school drop off and pick up times, it is reduced to a narrow single track road. Any increase in traffic on the Street could potentially bring the village to a standstill at peak times, blocking access to residential side streets, as well as the village car park and shops. It would present a danger to pedestrians, including children on their way to the local primary school, as well as the play centre and play group located at the village hall.

The developers have long sought a second access to the development. Their claim that they would not be pursuing an alternative access point were it not for the proposed route of the A27 is disingenuous.

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>