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3rd August 2021

Laurel Aldridge
Downs House
Avisford Park Road
Walberton
BN180AP

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 2nd August 2021 which has been recorded as an objection with the comments as follows:

OWPC39103

Granting permission for moving the estate entrance to Tye Lane and the Emergency Access to Avisford Park Road would mean a large increase in traffic through Walberton, and, should the Grey Route eventually block the end of Tye Lane as planned, the traffic increase would be huge. As well as the self-evident increase in pollution and noise in the Conservation Area it would cause congestion in The Street and be hazardous to pedestrians.

My immediate concern, however, is the access gate in Avisford Park Road.

The Tupper's Field Title plan (WSX267804) shows no legal right of vehicular access to Tupper's field along Avisford Park road. A solicitor has confirmed this to me.

I have checked our Deeds and they state:

"Together also with a right of way for foot passengers horses carriages motor cars and the like to pass and repass over and along the said proposed new road marked on the said plan"

From the original conveyance 01.08.1928 between Charles Pomfret Manser Blackman and Elizabeth Smyth.

I know that other neighbours have the same entry on their title deeds.

Avisford Park Road is far from ideal for emergency access. It is an unadopted road designated as a footpath and in poor condition with numerous potholes. It is also a narrow cul-de-sac frequently blocked by parked cars or vans.

Safety to pedestrians in the parkland or community orchard is also a concern if a new emergency access road is built.

Putting the Emergency access gate Avisford Park Road looks a lot like a Trojan Horse for eventually developing the parkland guaranteed by the developer in exchange for obtaining the original planning permission.

For the reasons I have outlined permission should not be granted.

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

