



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

Ray Lyne
4 Field Close
Walberton
BN18 0QL

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:

OWPC39111

When, or even if, the A27 bypass has been decided on, there will surely be plenty of time for alternative provisions to be made at that time. I'm sure that work in Yapton Lane is not going to start on day 1! What a state the country would be in if all planning applications were made on a 'just in case' basis.

As we have seen in many of the supporting documents for recent planning applications, they are full of irrelevant and often seriously flawed information. One of the main issues with regard to this application, is the suitability of Tye Lane because of the width of the road. Regardless of what figures surveyors/assessors/engineers come up with, you only have to look at the lane to judge its unsuitability for major traffic. You wonder how many statistics have been gathered during the pandemic giving a totally false misrepresentation of the norm.

In Tye Lane two cars can just about pass each other with care and often with hedgerow growth scraping the side of the car, and they want to reduce the width of the carriageway! According to the document Transport Assessment Addendum 183248-07 (dated 01-07-2021), it states that an HGV and car require 4.8 metres to pass. My car is 2.13 metres wide (wing mirror to wing mirror). A Ford Transit van is 2.72 metres wide. So, with a road width of 4.8 metres, this leaves 40cms to accommodate the clearance between the vehicles and between the vehicles and hedgerows. Even with the 5 metres that are proposed that only leaves 60cms and we're not even talking HGV here.

If there is no access to the A27 from Tye Lane, all traffic will be forced into The Steet. This could be compounded by the lack of access to A27 from Yapton Lane. The Street ends up as being the main route to

the A27 from all points south of Walberton. No one could possibly say that The Street is suitable for an increase in traffic.

The data provided on car journeys also looks very suspect as it refers to only 40% of households at peak time and does not allow for the inevitable delivery and trade vehicles, let alone any site traffic.

This is a dilemma for the developers which should have been addressed a long time ago, the prospect of the bypass being known then. The village should not be penalised because the developers didn't do their homework.

I strongly object to the application.

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>