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3rd August 2021

David Rawlings
26 The Meadows
Walberton
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 3rd August 2021 which has been recorded as an objection with the comments as follows:

OWPC39123

This planning application is supposed to ensure access to the partially built Avisford Grange housing development, if the A27 Grey Route is approved and built. However, Highways England have stated that if the Grey Route is built they will ensure access to Avisford Grange will remain from Yapton Road. The application for new entrance onto Tye Lane must be rejected on this point alone.

As such, there is no justification for an alternative access as requested, this was deemed inappropriate for other sites - (Ref WA/68/20/OUT). When this earlier planning application for houses to the west of Tye Lane was rejected earlier this year as Tye Lane was not suitable for the extra volume of traffic using the lane. The application would provide that two vans (2.4m wide) would be able to pass with zero clearance between both the vans and kerbs. This will encourage vehicles to mount the pavement, posing a risk to pedestrians. This is a real problem for the frequent traffic from Hooe Farm Industrial Estate, further compounded by Diamond Coaches using the site as their depot or storage location resulting in many large coach movements daily on Tye Lane. It must also be noted that SUVs are an increasingly popular vehicle choice and are wider than a typical car.

Five of the six houses at The Street end of Tye Lane have land ownership up to the current highway boundary. Two of the houses do not have driveways or garages and cars are legally parked on the road. This further reduces safety if traffic along this road is to be increased.

If the new entrance from Avisford Grange to Tye Lane is approved this will cause a massive increase in traffic along The Street, which is already very busy and dangerous to cross, especially for young children going to and coming home from Walberton and Binsted Primary School.

Therefore this application must be declined for the safety of all Walberton residents

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>