



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

4th August 2021

Mrs Priscilla Ritchie
Pipers Cottage
The Street
Walberton
BN180PY

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:

OWPC39145

I wish to object to the above planning application because it is not known whether the proposed A27 route will block the existing access. It should be refused outright at this point because this potential risk was known when the original application was approved.

Highways England (HE) is currently consulting on mitigation measures with revised detailed design due in June 2021. HE could move the proposed A27 route slightly north thereby missing the entrance to Avisford Grange (AG). HE are also purchasing property on Yapton Lane blighted by the proposed route which could mean a new access onto Yapton Lane could be provided by HE using this purchased land.

In the title for Tupper's Field, now the AG development, the developers have no legal right of access onto APR.

Walberton Neighbourhood Plan policy GA5 (Traffic Management): "Proposals that significantly increase the level of traffic within the villages will be resisted".

The original access was granted as the traffic impact through the villages was not so significant. This increase will also have detrimental impact on Walberton's Conservation Area. Arun District Council Local Plan policy T SP 1 (Transport and Development): "To ensure that growth in the District - . reduces congestion- ". This policy states that support will be given to proposals that are "supported by an effective and deliverable Transport Assessment".

Tye Lane is significantly narrower than Yapton Lane for vehicle movements. The new application reduces Tye Lane to a minimum of 4.8m rather than 5.0m for approximately 25m which would mean that a HGV and a car could no longer pass at this point. 2 vans (2.4m wide) would be able to pass with zero clearance between vans and kerb and the vans themselves, encouraging vehicles to mount the pavement. 5 of the 6 houses at The Street end of Tye Lane have land ownership up to the current highway boundary. 2 of the houses do not have driveways or garages and cars are legally parked on the road further reducing safety if traffic along this road is to be increased. Parking on The Street can also impact on the visibility for vehicles pulling out into The Street at this junction.

The proposed cycle route from AG leads down this narrowed route which will pose increased risks to cyclist from traffic trying to pass them. The reduced road width to accommodate the new access point poses increased dangers to pedestrians, cyclists, horse riders and vehicular traffic.

The Traffic Flow Diagrams would appear to be based on national figures rather than a small village. It also fails to reflect the situation at school drop-off and pick-up times when traffic is usually stationary and finds it very difficult to pass especially around the Tye Lane junction. The Street has a considerable amount of legal on-street parking rendering the road effectively a single lane in both directions for a considerable distance. The bus schedules presented is misleading - there are in total only 3 services per day on the 66A route Monday to Saturday and 5 on the 85 route Monday to Friday only.

The 2011 census indicates that this Parish has almost double the West Sussex average for 3 and 4 car households and a third more than the 2 car household. The conclusion is that more traffic than described in the flow diagrams will be using local roads unsuitable for this level of traffic. An increase in traffic will result in increased local air and noise pollution as well as increased problems related to existing flooding on the roads around the Village Green and the Pond affecting several properties.

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>