



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

5th August 2021

Sally Ward
13 Homefield Crescent
Walberton
ARUNDEL
Please select...
BN18 0PX

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 4th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39172

I live in Walberton and every school day, I observe heavy traffic along the narrow The Street where there is severe traffic congestion. The heavy usage on a narrow road, reduced to a single track by parking, makes this time of day a time to avoid. At other times it is also very busy, and I believe additional traffic calming measures are necessary as cars/vans drive too fast on blind bends. Therefore, I am registering my objection to this proposal which would make the situation in The Street even worse and extremely dangerous for road users and pedestrians many of whom are young children attending primary and junior school. We should be encouraging parents to leave their cars at home and walk their children to school. This application is in direct opposition to that aim, by bringing a huge increase of traffic through The Street. There are parts of The Street where there are no pavements and with heavily increased traffic, where will pedestrians including young children walking to school go? Under a car?

I reject the need for access to Tye Lane and Avisford Park Road as :

- a) When the Tuppens Field development went ahead after Appeal, Walberton was promised that there would be no access onto Tye Lane.
- b) Residents of Walberton should not have to pay with increased traffic and danger for elementary mistakes made by Linden Homes and their successors and Highways England namely:
 - b.i) Highways England are at fault in planning a road seemingly with no knowledge of the existence of Avisford Grange and have assured Linden Homes and their successors that access to Avisford Grange will be

maintained throughout the Grey Route's construction. IF its built. It is not yet through the process of Public Consultation. Highways England have bought, through Compulsory Purchase, our Walberton neighbours 'forever homes'. What was this sacrifice for if not to enlarge the access road?

b.ii) Lindon Homes and their successors are at fault for not taking into account the risk of the Grey Route being chosen to cut across their development.

c) If traffic from 175 homes is allowed to exit Avisford Grange from Tye Lane, there will also be increased traffic along Barnham Lane and West Walberton Lane, Arundel Road and Eastergate Lane. There are no pavements along West Walberton Lane and the increased traffic will be unusable for pedestrians and riders. This would be a huge loss.

d) At present, in Highways England documentation, Tye Lane is planned to be a dead-end with no access to the A27 : this directly contradicts Lindon Homes statement that the development will be "providing direct access to the A27 rather than routing traffic through the village".

In conclusion, I feel that Walberton residents should not have to suffer through the mistakes of housing developers and Highways England who can walk away leaving us in traffic chaos, increased road danger and increased pollution. Zero net carbon emissions? Not in Walberton, we will experience more not less.

As the Grey Route which prompted the complete closure of works at Avisford Grange has not yet been agreed and will not be agreed until at least 2023 this application is premature and unnecessary. In my opinion the developer is purely trying to mitigate the disastrous effect on their housing development caused by the proposed Grey Route. This is adding enormously to the stress, worry and traffic increases that Walberton will face. And that is not fair on us, the residents.

Please make the right decision and refuse this damaging application.

Thank you

Yours sincerely

Sally Ward

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>