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5th August 2021

Maria McKenna
Grace Cottage
Copse Lane
Walberton
BN18 0QH

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:

OWPC39202

I wish to strongly object to the above application.

It is wholly premature as it is based on assumption that the A27 proposed Grey route will go ahead. The developer knew any potential implication before applying for original planning and was granted planning based purely on the entrance being from Yapton Lane. So any change to this totally changes their planning application and should be immediately refused. Access via Tye Lane will be a very dangerous option for Walberton village with a huge amount of additional traffic down a very narrow lane, which is much narrower than Yapton lane and totally unsuitable for access to a development of this size. Tye lane wouldn't be wide enough for a car and an HGV vehicle to pass safely. Using the grey route as a reason to change the entrance is clearly just an excuse to try to get the Tye Lane access approved, which has already been refused before. The pausing of the work on the Avisford Grange was a commercial decision and nothing to do with the grey route. The change of access would certainly change the impact of the AG development on the local environment and a measure of impact on air quality and noise should have been undertaken.

Also, the developer claims to have undertaken community engagement? I'm not sure what they mean by this, but they certainly haven't engaged with the majority of the village. We live in Walberton and have had no consultation at all.

If allowed, the increase in traffic in and around Tye Lane will be hugely detrimental to the two conservation areas within Walberton Village.

Also, regarding construction traffic, if the Yapton Lane access is closed and there is no northbound Tye Lane access ALL construction traffic will have to proceed through Walberton village. I understand the only road without HGV access restrictions is West Walberton Lane, which is a very narrow, already dangerous, residential road, with no pavements and poor surface. This is totally unacceptable.

I trust all objections will be taken into consideration and this proposal will be refused.

Thank you

Maria McKenna & David Grainger

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>