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5th August 2021

Christine Cooper
Green Hedges
Avisford Park Road, Walberton
WALBERTON, ARUNDEL
West Sussex
BN18 0AP

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 5th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39214

This is premature.

There are numerous flaws in the application, northern end of Tye Lane IF the Grey a27 route is chosen will be terminated. Therefore the traffic from the site cannot exit north, the "improved slipway exit/entrance" shown in the application cannot happen. All traffic will have to exit south, then east/west along already congested narrow semi rural lanes with parked cars no footways and with cyclists, pedestrians and horses already at some risk. The Fontwell roundabouts are at capacity, the new Grey route will make this worse but the bulk of traffic from this site will be funnelled along lanes to try to merge there and back up as the main road traffic will take precedence.

Using Tye Lane has been refused for another site on these points and remains totally unsuitable. Highways England have assured access will continue at Yapton Lane. The problem is of their making they should be giving the developers the new access points.

There is no need at all for ANY emergency access to this site, in fact as it stands Tye Lane should never have been opened up for such. Certainly the idea that Avisford Park Rd could be used is ludicrous. A narrow (max 20ft) unmade, unadopted substandard surface. The width carries a public footpath which is very heavily used to access the school, recreation field & shops. The residents have to pay to maintain the road, a constant never ending situation caused by heavy vehicles driving too fast. The plans show a fire tender using the entrance both east and west. Pure incompetence on the developers planners. Avisford Park Road is a dead end westwards with only the foot path continuing to The Street.

The removable bollard will not stop motorcyclists and if as expected the Tye Lane exit/entrance becomes clogged I am sure a frustrated new resident will find a way to remove it. Certainly motorcycle deliveries will do so. The road cannot take the weight of a fire tender according to the fire brigades own calculations. The location of any exit into Avisford Park Road should remain as originally planned, pedestrian only, adjacent to the boundary with the playing field to preserve the promised buffer zone between the existing properties & the eyesore that is this development.

The first application was on hold regarding a watercourse in Tye Lane, where is the proposal to overcome this? If this is still an issue it alone is reason to reject. There seems to have been no attempt to locate the entrance elsewhere in Yapton Lane, the properties are already blighted there due to this huge development relative to the size of the village. Those poor residents cannot be compensated for their emotional ties & effort put into their homes but they should at least get full market value.

The applicant needs to be more respectful of the residents, this village is called WALBERTON and the road is Avisford Park Road not Avisford Grange Road. How dare they rename our 100 yr old lane after their shoddy development. Everything in this plan should be rejected

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>