



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

Tim Driver
Cranley Cottage
Tye Lane
Walberton
West Sussex
BN18 0PS

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:

OWPC39215

We purchased our house on Tye Lane 18 months ago knowing of the Linden development, on balance taking the decision to proceed based on the fact that the new housing entrance point would be on Yapton Lane. The subsequent Grey Route decision was a huge blow to us and now, on top of this, we are faced with the main access point for 175 homes (300 vehicles?) being less than 50 metres away. The additional traffic using Tye Lane as a result is unacceptable. It will not only negatively impact on local wildlife (dormice, owls, bats) but also on those currently using the narrow lane - cars, walkers, joggers, cyclists and horse riders. There are no pavements as it is a quiet, narrow lane, and no room for any without reducing it to single lane traffic. During morning and evening rush hours this would cause tailbacks and congestion, spreading into the village's equally unsuitable roads - The Street, West Walberton Lane and the routes to Barnham, Eastergate/Bognor Regis and Yapton.

In Walberton itself the primary school is on a particularly narrow stretch of road; again additional traffic forced along this road will result in a dangerous and avoidable situation for road and pavement users.

I understand that Tye Lane access for other sites has been refused. What makes this application any different? The current Avisford access seems far more suitable for a variety of reasons.

Added to this, if the Grey Route goes ahead and the A27 is closed off at the north end of Tye Lane, all traffic must travel south, clogging up up the village. The application is premature - the Grey Route is not yet decided.

Finally, living so close to a potential new housing estate entrance brings additional noise, dust and air pollution. The building work on the estate so far is an ongoing nuisance that is already damaging flora and fauna, flying in the face of the Government's climate change aspirations.

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>