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Suzanne Clark
Mallards
BN18 0BA

6th August 2021

Dear Sir/Madam,

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

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:

OWPC39229

This application should be refused as it is premature.

There is no planning application regarding the A27 route and there is not yet even a firm design specification.

In planning terms, the new A27 cannot be a material consideration as it does not exist and so the application is therefore based on nothing.

The commercial issue for the developer is not a material planning consideration for ADC.

How can the developer, on the one hand refer to losing access via Yapton Lane because of the A27 Grey route, and on the other hand refer to traffic proceeding north on Tye Lane - which will be closed off by Grey?

Traffic will proceed to clog up The Street, Walberton and increase traffic enormously on West Walberton and Eastergate Lanes plus Arundel Road, Fontwell.

The traffic assessment is deeply flawed. Walberton parish had at the 2011 census, more than 50% of households with 2 or more cars. Only 4.7% travelled to work by public transport.

What do the developers think the new residents will be doing - staying at home all day? Hardly any children going to school? How can an estimate of only 70 cars leaving the site and 25 arrivals during the morning peak hour for a site with 507 car parking spaces and 175 homes possibly reflect reality?

The Street in Walberton has been classified as a small town road Class C 9. Walberton is a village and it is a narrow road where 2 cars can only pass with difficulty in several places. And that does not take into account where there are parked cars.

There is no justification for an alternative access via a route already deemed inappropriate for other sites (eg WA/68/20/OUT). Indeed ADC and Highways England were unhappy with that application, which was refused.

The increased traffic will affect both Walberton's conservation areas and is contrary to Walberton Neighbourhood Plan policy GA5, Arun policy S TP1 and NPPF2021 para 202.

The application changes the impact of the Avisford Grange development on the local environment and yet does not appear to include the required update in assessment of the impact on noise and air quality as required by Arun Policies QE DM1 and QE DM3 respectively.

WSCC response 22nd July is clear that should Grey A27 proceed it would make the mitigation proposed redundant.

The Avisford Park Road emergency access is inappropriate. The developer has a plan showing a fire vehicle proceeding up the Twitten from the Street to Avisford Park Road, the width of which will just accommodate a wheelchair. WSCC, as the owner of this twitten has not commented.

Vistry has submitted this application in haste with inaccurate and misleading information. Indeed they cannot even spell Walberton correctly which makes me wonder how many other mistakes there are.

I trust that you will refuse this application.

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>