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9th August 2021

Mr & Mrs Phillips  
Sunny Bank  
Dairy Lane  
Arundel  
West Sussex  
BN18 0PT

**Case Officer:** Michael Eastham  
**Telephone:** 01903 737772  
**Email:** [michael.eastham@arun.gov.uk](mailto: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 8th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39354

We are resident on the corner of Dairy Lane and The Street directly at the bottom end of Tye Lane and The Street with the side of our property overlooking the junction.

We wish to strongly object to this planning application on the following grounds:

1. Safety issues - this junction is a matter of yards from the junction of Dairy Lane and The Street where the road is quite narrow with parked cars nearly always present which causes single file traffic. There is also a bus stop on both sides of the road. There is a blind bend approaching this junction from the west where there are frequent near misses between cars coming along The Street and exiting both Tye Lane and Dairy Lane. The Street and Dairy Lane are also used heavily by school users for parking their cars at pick up and drop off which further increases the risks at this junction. The result of this planning application will be a significant increase in the volume of traffic which will cause an even greater heightened risk to pedestrians and road users.

The much increased traffic noise, effect of headlights and pollution will cause a devastating impact on the village of Walberton.

2. This application is far too premature. The final route of the A27 is not known and may never happen at all. Highways England assured the developer of continued access to the site so an extra entrance is not needed.

3. Tye Lane access has previously been refused by ADC for other applications and this one is of far greater impact on traffic. There are 175 houses on the development which would result in at least 300 or so extra

vehicles plus other visits from trade, deliveries and friends/families increasing this number greatly.

4. Tye Lane is too narrow to accommodate the volume of traffic.

5. The traffic data is deeply flawed and assumes no closure of Tye Lane by the Grey Route. If Tye Lane were to be closed by the Grey Route all traffic would be directed down Tye Lane into Walberton Village.

6. The developer has not consulted with local residents. They sent out a flyer to a few homes a month after the planning application was submitted which no option for public consultation.

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](mailto: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>