



Arun District Council
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4th January 2021

Joanna Shackleton and Philip Skerritt
Myrtle Villa
Avisford Park Road
Walberton
BN180AP

Case Officer: Mrs D Johnson
Telephone: 01903 737762
Email: daun.johnson@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/93/20/PL
Site Address: Land East of Tye Lane Walberton BN18 0LU
Description of works: Alternative vehicular access off Tye Lane & emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES. This site is in CIL Zone 2 (Zero Rated) as other development.

Thank you for your internet representation made on 29th December 2020 which has been recorded as an objection with the comments as follows:

OWPC32464

Firstly, we realise that this application has been made as a direct result of Highways England's announcement of the 'Grey' route as its preferred route for the A27 Arundel Bypass - a decision which seems to have been firmly endorsed by Arun District Council. We do not expect the Council to pass yet further detrimental consequences to the people it serves in the Parish of Walberton. Perhaps the applicant could also discover how to spell Walberton.

Our objections as follows:

1. Alternative Vehicular Access to Tye Lane: this was deemed unsafe by West Sussex County Council and Arun District Council in the original application and was not granted. It remains unsafe as nothing material has changed. Should the Grey route be built, Tye Lane will be closed at its northern end, sending unacceptable volume of traffic into Walberton Village, its narrow High Street and Conservation Area.
2. Emergency access off Avisford Park Road: Avisford Park Road is unsuitable for emergency access. It is a well-used public footpath and an unadopted no-through road maintained by residents at their own cost. There is no turning space for emergency vehicles. Refuse vehicles reverse down the road in order to drive out at walking pace. There is a 10mph speed limit. It is wide enough for a single vehicle and two vehicles cannot pass each other. It is frequently blocked by parked cars and delivery vehicles, and closed at least once a year for community events. Its surface is fragile and would not support further traffic. Should this application be seriously considered by the Council, it would have to enter into negotiations with those 20+ property owners with frontages onto Avisford Park Road ('the street authority'). It may also have to negotiate with West Sussex County Council to request adoption of the road prior to any permission being granted. It would need to confirm the measures that would be taken to ensure that any access would be used by the emergency services only, as well as clarifying how far such an access would compromise the public open space and orchard for which

permission is already granted, and the existing protected trees. Given the fact that vehicular access onto Tye Lane was granted for emergencies only, and is now considered for full access, there can be little trust in the Council not to later consider full access onto Avisford Park Road.

3. Minor highway works: there is no detail given so it is impossible to comment other than to object on the grounds that insufficient information is provided.

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 Development Control 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 Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.