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4th January 2021

Phillip Blackman
Pinlon, Tye Lane, Walberton
BN18 0PS

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 31st December 2020 which has been recorded as an objection with the comments as follows:

OWPC32479

This application is obviously in response to Highways England's proposed Grey Route for the A27. It is far from certain this route will go ahead as there are a number of procedures required before it can do so, and it is almost double the government's allocated funds for this scheme. There is also much local opposition. Therefore this application should be refused until such time as any new road affecting the present access to Linden Homes has been definitely confirmed.

Then other alternatives should be explored with Highways England, such as an exit via what is now the golf course northwards either joining up with the existing A27 or the new one.

Linden Homes have allocated only two parking spaces per home on their site (It is unclear whether they are proposing the same amount for the extra thirty homes they have applied for) This is far too few as most households have at least two cars. With older children at home and also work vehicles, more parking spaces are required. It is inevitable otherwise that this lack of parking will put pressure on the already limited parking available in the village thus adding to congestion in the village.

If this permanent access point in Tye Lane goes ahead, traffic should be encouraged to disperse northwards either onto the new A27 or the existing A27. H.E's current plans for Tye Lane show a roundabout at the present junction of Tye Lane and the A27 with traffic from what would become the old A27 directed down the northern section of Tye Lane and via a fly-over and a slip road onto the new A27 west bound. They propose to close Tye Lane at this fly-over making the southern section a cul-de-sac. This would funnel all the traffic from Linden Homes development and a proposed development on the western side of Tye Lane southwards down Tye Lane, meaning up to 360 homes' worth of traffic being forced into Walberton village. The eastern section of The Street is already congested at most times of the day and this would cause similar problems in the other direction also. If the Grey Route goes ahead this application should be refused unless consultation with H.E. makes allowance for the increased traffic to access the new road and the northern section of Tye Lane to allow the traffic to disperse via the major routes westwards and eastwards on the A27, northwards on

the A29 and via Fontwell southwards on the A29. One option would be making the section of Tye Lane south of the Linden Homes access a cul-de-sac.

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.