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18th January 2021

Tina Cooper
Green Hedges Avisford Park Road
Walberton, Arundel
WEST SUSSEX
BN18 0AP

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 17th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32965

I wish to register an objection to this application.

The entrance at Tye Lane was considered unsuitable at the initial stages of this monstrous development and as there are no material changes to either Tye Lane or any of the surrounding roads still remains totally unsuitable for such a vast increase in regular traffic. The insertion of a footpath on an already narrow lane will further increase congestion & parking problems for existing residents.

The resulting traffic increase will cause further gridlock in The Street which has existing traffic problems on a daily basis. The roads are completely unsuitable for HGV's & the bus has great difficulty in getting through. The westerly routes from Walberton to connect to the A27 & A29 are likewise narrow single carriageway with no footpaths & are already a hazard for walkers, cyclists & horse riders. These roads will see a great increase to which they are unsuited.

That this plan is in response to the proposed "Grey Route" which is not yet confirmed is premature and must not be allowed to go ahead as there is at present no requirement to deviate from the existing plans. Cross the bridge if you ever come to it Linden.

The proposed new "emergency access" in Avisford Park Road is totally unsuitable. This is a narrow unadopted road with substandard surface. There is a public footpath for its length that pre-dates the road. The residents have to pay to maintain this road. The existing traffic already takes its toll. The refuse lorries reverse stop/start a few yards at a time and then exit at walking pace, in fact one tends to stop close to the Yapton Lane entrance & stay there while the collectors do the road on foot. Not the enhanced speed that an emergency vehicle would travel at & therefore the fact they use the road at present is a red herring. Any proposal to adopt the road by WSCC would result in all the residents facing hefty road charges, or a charge

on the property & ongoing interest. This would also need the road to be widened, losing frontage in some cases and to be kerbed, lit & drained. Our country lane would be destroyed. And cars would drive faster than they already do creating dangers. And the residents would pay for this for the benefit of a property developer!? The Emergency exit is itself a mystery, is there to be a barrier? If not then it is not "emergency" but available for any & every vehicle wishing to travel onto Yapton Lane & then to Yapton/Littlehampton thus avoiding other bottle necks. If it is barriered how do the emergency services use it? Fire engines can crash through barriers, this is in their guidance re gated estates. But what about Police & paramedics cars & ambulances? There is no "gatekeeper" So - back to an unobstructed & free for all entrance. In regard to Fire Appliances any road that is to be used must comply to a weight capacity of 2.5 tonnes. Something Avisford Park Road probably fails on.

The proposed entrance will remove what little environmental protection the residents were offered by this huge 175 + house development on our doorstep. Namely the orchard & an unbroken barrier to Avisford Park Rd save for pedestrian access, which was agreed to be in the far corner of the development which offered most protection for walkers from the new houses when accessing the village. The re-alignment of the footpath to the centre of the development to access Avisford Park Road approximately midway is also something that should be refused.

All aspects of this application should be refused on multiple grounds of safety, environment, traffic & detriment to the existing residents and the nature of the locality.

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.