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19th January 2021

Jason Buchanan
Bronlea
The Street
Walberton
BN18 0PG

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 18th January 2021 which has been recorded as an objection with the comments as follows:

OWPC33015

Dear Mrs Johnson,

I would like to raise an objection to the planned access route construction outlined in application WA/93/20/PL.

The objection is based mainly on the unsuitability of the local road network to cope with additional traffic and also for the serious detriment this construction will have on the village conservation area.

Tye lane is, for all intents and purposes, a single carriageway. Although it is not marked as such, it is not safe for two large cars to pass at points along it. Any additional traffic added to this road will increase the risk of traffic accidents.

Tye lane also does not have a sufficient slip road onto the A27. More cars trying to use this road to join the A27 will make this junction more of a hazard. Further, this risk is made more acute by the proximity of the Yapton Lane junction. The combination of cars emerging from Yapton Lane and others trying to enter Tye Lane is a hazard with current traffic levels and will be made much worse by this application.

The junction between Tye Lane and The Street is extremely busy and particularly at school drop off and pick-up times. It is common for cars to have to park very close to the junction at these times and any additional cars using this junction will add to the safety risk to children walking to school.

Increased traffic in this area will further affect the conservation area though increased noise and pollution.

For all of the above reasons I would like to object to the planned access route construction. Tye Lane is fundamentally unsuitable as the primary entrance and exit of this large development - the very reason it was rejected in the first place.

Yours faithfully,

Jason Buchanan

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.