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20th January 2021

Edward Martineau
Manor Lodge, The Street
Walberton
Arundel, West Sussex
West Sussex
BN18 0PJ

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 19th January 2021 which has been recorded as an objection with the comments as follows:

OWPC33078

Dear Sir

Planning Application WA/93/20/PL - Access onto Tye Lane, Walberton

I understand that this is the final day for objections to be lodged (and that, according to my 'Webchat' with Melanie B earlier this afternoon, an objection may be lodged up till midnight): please take this letter as my formal objection to the above Planning Application.

I object on these grounds:-

1. The Application is premature - and misconceived.

a) Unless the Grey Route for the Arundel By-pass proceeds, there is no need whatever for this Application to be made.

b) The Grey Route is far from certain to proceed.

c) The present position is that:-

i) the Applicant has planning consent to develop the Tupper's Field site;

- ii) Highways England ('HE') have indicated that the Grey Route is their preferred option, and have already, I understand, acquired a number of blighted properties under the Compulsory Purchase legislation;
- iii) HE will be fully aware that their current Grey Route proposals adversely affect the Applicant's development, and that, unless there is an alternative principal access to the Tupper's Field site, they will need to pay very substantial compensation indeed to the Applicants and to those householders who have already acquired houses on the Tupper's Field site;
- iv) there is no indication that the Applicants have engaged with HE to consider alternative access solutions at a lesser cost to HE than full compensation to the Applicant and its purchasers;
- v) HE will be relieved of a most substantial burden of compensation if the Applicant is successful in this Application.

2. Tye Lane has already been found by Arun District Council to be unsuitable as an access/exit point for a proposed development of not dissimilar size, to the west of Tye Lane.

- a) Arun DC should explain clearly in what respects it considers this current application to differ so substantially as to cause it to reconsider its previous decision.
- b) The traffic assessment of the junction of Tye Lane and The Street states that that junction would 'operate well within capacity'. I invite the Applicant's Traffic Consultants and the Planning Committee to pick any school-day morning and consider whether that statement is anything else but meaningless.

3. The traffic impact on The Street to the east of Tye Lane would be substantial.

- a) At school times, this area of The Street is known by locals to be best avoided: it is highly congested and at times chaotic.
- b) At all times, parking (which is permitted) opposite the Holly Tree and to its immediate east, constricts traffic, in effect, to a single track road with passing places. HGV drivers have been known to try to make their way through: sometimes they block the road for nearly half an hour, having got stuck.
- c) Whilst waiting for the bus to pass in that narrow stretch, my own car - whilst stationary - was scraped by the bus. One must assume the bus driver knew the road well- - Chaos will surely result from additional traffic through this stretch.
- d) The applicant's Traffic Consultants' figures are doubtless accurate in so far as they go: but they have not been updated, nor do they take into account any of the realities of the highway situation at this point.

TO BE CONTINUED.....

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.