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21st January 2021

Stephen and Laurel Aldridge
Downs House
Avisford Park Road
Walberton
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 20th January 2021 which has been recorded as an objection with the comments as follows:

OWPC33100

Our main objections to this proposal relate to the location of the emergency access gate, but the proposed new position of the main entrance, in conjunction with Tye Lane's re-designation as a cul-de-sac without access to the A27, will lead to a huge increase in traffic through Walberton. This would be particularly hazardous at school dropping off and collecting times, given the location of the school.

During our consultation with Highways England about the Arundel Bypass the chief designer told us that they were considering constructing a road bridge over the A27, linking Avisford Grange to Yapton Lane. Despite underscoring the insanity of the Grey route, this would be a far better solution for Walberton.

If Highways England want to effectively bulldoze the access road to a 175 home estate surely the onus is on them to provide a suitable alternative entrance within their scheme, so this application appears to be both premature and opportunistic. At any rate the application could and should be postponed until the Grey route is decided.

We have several specific objections to the emergency gate:

Firstly the proposal lacks critical information, which alone should warrant dismissal of the proposal.

There is insufficient detail shown on the plan relating to the emergency gate. Certainly the position of the gate is shown, but there is no specification for it, most importantly whether it will be locked when not being used by

the emergency services.

The emergency gate is also shown in isolation. There is no indication of where the road goes from the gate, the specification for the road, how it links to the estate and which features of the park it compromises or destroys.

There are several other planning issues:

There is no legal Right of Access to Tupper's field from Avisford Park Road.

Is this application applicable only if the Grey Route goes ahead? If permission is granted it should be only on condition that the Grey route is implemented.

Why put the emergency access gate in Avisford Park Road at all? It would cross approximately 100m of newly designated community parkland to reach the estate.

What measures would be put in place to prevent Avisford Park road being used as a rat run to and from the estate? The road is narrow, with few places where two vehicles can pass, and the surface fragile. It is barely able to manage the current level of use.

What would the proposed gate look like? The gate directly faces houses in Avisford Park Road, so could easily be an eyesore if it and the access road beyond were not treated sensitively.

Safety to pedestrians in the parkland or community orchard is also a concern if a new access road is built. Avisford Park Road itself is designated as a footpath.

The entrance to Avisford Park Road is narrow, steep and high sided, creating ongoing visibility issues. Should the A27 Grey Route be built as proposed the entrance to Avisford Park Road would be immediately adjacent to a junction leading to the end of Yapton Lane and Manser Road, making it even more hazardous.

This appears to be an opportunist move to create access where it does not need to be, so as later to argue for expansion of the estate into the community orchard and parkland area, which were offered as an amenity for Walberton to secure permission for the disproportionately large estate in the first place.

We appreciate the difficulty the developers find themselves in, yet the proposal is poorly thought out and premature.

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](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.