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27th April 2021

Stephen Aldridge
Downs House
Avisford Park Road
Walberton
BN180AP

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@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 26th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35421

Now that further documentation has been submitted I can see that the proposed emergency access arrangement in Avisford Park Road will prevent the gate being used as a rat run, at least not by cars, however there are still areas of concern, which prevent me from supporting the proposal.

Granting permission for moving the estate entrance to Tye Lane and the Emergency Access to Avisford Park Road is a huge issue, as it legitimizes the A27 Grey route. It would mean a large increase in traffic through Walberton's narrow main street and, should the Grey Route go ahead, blocking the end of Tye Lane, the traffic increase would be huge. It would also be hazardous to pedestrians, particularly at school dropping off and collection times. There would be considerable likelihood of local congestion and increased pollution.

The Emergency access route in Avisford Park Road looks a lot like a Trojan Horse for eventually developing the parkland guaranteed by the developer in exchange for obtaining the original Planning Permission. The indirect route of the entrance in Tye Lane is also very a odd arrangement when a much more direct route to Tye Lane could easily be taken.

As an emergency access route Avisford Park Road is far from ideal. It is an unadopted road designated as a footpath and in poor condition. The road is frequently blocked by parked cars or vans.

Safety to pedestrians in the parkland or community orchard is also a concern if a new emergency access road is built.

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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.