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4th May 2021

Peter Edgeler
Silver Wings
Arundel Road
Arundel
WEST SUSSEX
BN18 0QP

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 30th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35592

I object to this application on the grounds that in spite of the proposed highway improvements, Tye Lane is and will remain an unsuitable access point from the development site as:

1) The proposed plan will create a bottleneck and a dangerous junction with The Street. To the south of the proposed access Tye Lane narrows between the buildings near the junction with The Street. There is no footpath and the dwellings do not have off street parking so Tye Lane is narrowed further by residents parking making it impossible for two cars to pass in opposite directions. The T junction of Tye Lane and The Street already presents a further danger as sight lines are blocked by residents parking outside their properties on The Street. The risk of collision would be greatly increased by the number of traffic movements into and out of Avisford Grange. Again there is no alternative parking available for residents of The Street and as a result the road width of The Street is also reduced.

2) The traffic generated by Avisford Grange is being directed through a conservation area where changes to junction layout are unlikely.

3) From the junction with The Street, traffic will be feeding into a network of local lanes that are already poorly maintained.

4) That additional traffic movements on these lanes will present an unacceptable increase in the risk of collision with other road users (pedestrians, cyclists, horse riders and other vehicles). The lanes are either crossed or shared with cycle routes and bridleways and the majority have no pavements.

The limited space on this comment form prevents me from providing more detail.

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.

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.