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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:

OWPC35594

I believe the Traffic Assessment Addendum (TAA) has been prepared as a desktop exercise, without any local knowledge or understanding of the full impact of Highways England's preferred Grey route for the A27 Arundel Bypass. The scope of the TAA has also been limited to the confines of the proposed access points and without any regard to traffic being generated as a result of other planning applications within Walberton village, the Parish and the adjacent Parishes of Yapton, Barnham and Eastergate including the strategic development in Barnham and Eastergate. - -

Within the TAA at para 2.5 Tye Lane is described as connecting to the A27 to the north and to the Street to the South. Given this application has been triggered by concerns over the Grey route closing the current permitted access to the A27 this statement indicates the TAA needs to be updated to account for the eventual severance of Tye Lane.

However, where the severance of Tye Lane is mentioned in the TAA at 2.7 the report also states that Yapton Lane, where the current permitted access is, will not have vehicular access to the A27 when the Grey route is built. This is inaccurate as the current proposal for the Grey route shows that Yapton Lane will remain fully open with a bridge over the new bypass to connect to the old road and thence to the new A27.

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.