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11th May 2021

Joanna Shackleton and Philip Skerritt
Myrtle Villa
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 10th May 2021 which has been recorded as an objection with the comments as follows:

OWPC35865

Further to our objection registered on 4 January 2021, we wish to make the following additional points as a result of the amendment to this application:

Emergency access off Avisford Park Road:

1. The single bollard at each end of the proposed emergency access is insufficient to prevent its use by vehicles such as motor cycles or quad bikes, putting the safety of pedestrians using the public footpath on Avisford Park Road at very high risk, particularly where the proposed emergency access meets the existing public footpath. With a proposed access width of 3.5 metres, it is possible that cars may also attempt unauthorised use as a short cut to and from the Avisford Grange development. An L-chicane should be installed at each end to ensure the safety of all users: this, of course, is incompatible with its use by emergency vehicles.
2. Any widening of the already approved path in order to facilitate use by emergency vehicles is likely to impinge on the (already agreed and approved) public open space and may impact the roots of the three protected trees. Both factors should render the proposal unacceptable.
3. Any additional lighting at the junction of the proposed emergency access with Avisford Park Road should be in accordance with Walberton Neighbourhood Plan Policy VE 8 'Unlit village' status.
4. Removal of established and existing hedgerow to accommodate access from Avisford Park Road would destroy wildlife habitat and nesting sites for birds as well as natural screening of the new development from Avisford Park Road. This is a material change from the approved application, with the existing estate fencing to be replaced with 'like for like'.
5. The Land Registry title indicates no legal right of vehicular access from the Avisford Grange site on to Avisford Park Road. However, Land Registry title WSX267804 shows that the developer does own other land

which seems to provide access onto The Street. Whilst it is not the remit of this objection to suggest alternative solutions to the developer's problem of access, one wonders whether they have considered this option and, if not, why not.

We reiterate that Avisford Park Road is an unsuitable and unsafe choice for this proposed emergency access. It is a public footpath, regularly used by dog walkers and parents walking small children to school. It is an unadopted no-through road maintained by residents at their own cost - its surface is fragile and pot-holed. Consequently, vehicles respect a 10mph speed limit and the council's refuse vehicles reverse down the road in order to drive slowly out. It is wide enough only for a single vehicle, and two vehicles cannot pass each other. It is frequently blocked by parked cars and delivery vehicles, and used for community street events. It could not be a more inappropriate proposal.

Alternative Vehicular Access to Tye Lane:

In the event of the closure at the northern end of Tye lane, the amount of new traffic that would be forced south down Tye Lane and on to The Street in Walberton Village means that this application does not comply with Walberton Parish Council's Neighbourhood Plan policy GA5. Traffic modelling data is open to challenge, and the uncertainties around the A27 Grey route make it nigh on impossible to predict the impact of traffic - both construction vehicles and other road users. It is premature to consider granting this application, and the safety issues that initially led the planning authority to refuse full access to the site from Tye Lane remain valid.

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.