

[REDACTED]

From: Joanna Shackleton [REDACTED]

Sent: 09 May 2021 09:37

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Michael Eastham <Michael.Eastham@arun.gov.uk>

Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>

Subject: Re: Planning Consultation on: WA/93/20/PL

Sent by email owing to the unavailability of Arun District Council's server over the weekend prior to the deadline for comments on this application.

Re: Planning application WA/93/20/PL: Land East of Tye Lane, Walberton.

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.

Joanna Shackleton and Philip Skerrett
Myrtle Villa
Avisford Park Road
Walberton
BN18 0AP

On 5 Apr 2021, at 12:19, planning.responses@arun.gov.uk wrote:

To: **Joanna Shackleton and Philip Skerrett**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	WA/93/20/PL
Registered:	30th March 2021
Site Address:	Land East of Tye Lane Walberton BN18 0LU
Grid Reference:	497404 106234
Category:	Plan Applicat'n
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.

I am able to inform you that I have received an amendment to the above application dated 5th April 2021 relating to:- amended Location plan and additional plans

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **14th May 2021**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Michael Eastham

Planning Case Officer- Arun District Council

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