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13th May 2021

Christine Cooper
Green Hedges
Avisford Park Road, Walberton
WALBERTON, ARUNDEL
West Sussex
BN18 0AP

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 12th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36141

1) Tye Lane. A narrow rural lane with insufficient room for two HGV's to pass. Legally parked cars reduce the width even more. The proposed footpath would also mean a non viable width for passing traffic. The existing "emergency access" which itself should not have been allowed as it is not a requirement, was granted with the the understanding that emergency vehicles only would not leave the area via The Street but always towards the A27 north. If that is now to be a cul-de-Sac if the appalling Grey Route is built then all traffic, a vast quantity compared to "emergency only", will enter the Street. Eastbound into a narrow already clogged street & through a conservation area to Yapton Lane, already too busy with north/south flow with many HGV's travelling to nurseries, Ford industrial units and now a much impeded rail crossing. Or west to travel via Barnham Lane, Eastergate Lane or West Walberton Lane. All narrow rural lanes with no footpaths other than a cycle track to Barnham. The flow to Fontwell roundabout will have other implications as this is already at capacity. The predicted volume of traffic data seems to be very incomplete with no regard to the number of 3/4 car households due to lack of public transport & the need to all exit south if the A27/Tye Lane junction is closed.

2. Avisford Park Road. There is no legal right to vehicular access from Avisford Grange. It will adversely effect the purpose of the Community Orchard to mitigate the developments impact on existing dwellings. The footpath should not be rerouted here either but to it's original situation adjacent to the playing field to reduce impact of increased pedestrian usage and safety of pedestrians on the roadway itself, part of the undecided application for an extra 30 houses per WA/59/20/PL . The requirement for any "emergency Access" is superfluous. There is no need for this either in the present layout in Tye Lane & certainly not into Avisford

Park Road (APR). However as an application has been made the reasons for objection are blindingly obvious. This is a narrow, unadopted road with substandard surface & highly likely to have a weakened substrate, below which vital utilities run. Main drainage, gas & fresh water. It is a no through road. The only entry/exit is into Yapton lane. It has a public footpath within the width & there is a great deal of foot traffic to & from the village centre. It is poorly lit. It is totally unsuitable for the weight & length of fire tenders, small cars can just squeeze past on one or two points. The road is frequently blocked by any delivery vehicle. The dustcart reverses up & drives at walking pace back to Yapton Lane. The underlying structure is probably too weak to satisfy the requirements laid down to support fire tenders. To expect a removable bollard to suffice to prevent other movement from Avisford Grange is naive. If allowed it will be short time before the developers cynically apply to build on the green area. Just as they have applied for extra houses as yet undecided. There would be no barrier for motor cycles and the frustrations that the clogged Tye Lane/The Street route will cause will mean a rat run & who knows if the bollard would remain in place. As local employment or secondary schooling is absent the new development will cause a huge rise in daily traffic movement.

In conclusion. This is on the basis of the A27 route removing the planned Yapton Lane access. It has not happened & this is premature so should be refused, it will cause massive congestion in a conservation area against the ethos of ADC's own visions. There is no requirement for an emergency access. The present footpath only exit to APR by the playing field should remain in situ. The community green area must not be compromised.

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 Planning 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 Planning 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.