



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

14th May 2021

Vince Cooper
Green Hedges
Avisford Park Road
Arundel
W 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 13th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36170

Arun District Council should not be influenced by the veiled threat by Linden Homes of non fulfilment of 5 year land supply. Highways England Grey route has caused a problem for Linden Homes. They should have waited till any new A27 route is assured before starting work. The grey route is still not a "done deal" However, now they in this situation, Linden Homes are expecting the Walberton residents to be foisted with alternative Tye Lane access which is completely impractical. Before any development work started at Tupper's Field there was a large poster sited at the point the Grey Route crosses Yapton Lane, yet the development progressed with Linden Homes and ADC knowing this - madness!
A narrow lane which feeds into the already congested road through Walberton. Additional Walberton traffic via Tye Lane to the new development would be a nightmare. This Lane is already too narrow for the existing traffic.

Regarding the proposal for an emergency access from Avisford Park Road, this is not deemed a planning requirement. The existing road substrate is not suitable. All emergency vehicles would need to enter and exit via Yapton Lane (Avisford Park Road is a cul de sac. This proposed emergency access would cross an already agreed green space. Traffic entering Linden Homes via Yapton Lane would use this emergency access as a "rat run" short cut if any barrier was moved. there would be no barrier that would stop motor cyclists using it to the annoyance of the residents.

This whole scheme has become a mess!

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.