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14th May 2021

Terry Hyland
Dean Cottage
The Street
Walberton
BN18 0QA

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:

OWPC36173

It seems ridiculous that local people need to bother objecting to this planning application given any reasonable person who spent 5 minutes at the location would immediately conclude that creating such an access onto Tye Lane is a non-starter for numerous reasons. Firstly, Tye Lane is a narrow country lane which is barely wide enough for two cars to pass safely. Much of the additional traffic (residents, commercial, deliveries etc) that could be expected to result from this development of over 200 properties will head to the T junction onto The Street. Aside from the fact that vehicles using this junction from Tye Lane have limited visibility in both directions, this additional traffic will add to an already congested route through the village of Walberton, particularly around school times. The additional risks posed to pedestrians (there is no footpath on Tye Lane) and consequent rise in vehicle emissions are also surely relevant.

As other residents and responders have also mentioned, this application is, in any event, wholly premature given the developer is seeking to mitigate the effects of HE's crazy decision to advocate the grey route for the A27 realignment. If, and it's currently a big if, this road was to be built, there would be ample opportunity for an alternative access to the Avisford Grange development to be created via Yapton Lane as HE would have purchased a number of properties on that road. It cannot be right or logical for more people that currently live in the village to suffer serious detrimental impact to their quality of life simply because the developer wants to offer certainty to prospective buyers. Also, should this application be approved and the grey route was then built, all the additional traffic would have no choice but to go through the village because the access onto the A27 from Tye Lane would be blocked off.

I'm aware that Walberton Parish Council has set out numerous other reasons why this application must be refused and I fully support those comments. Please reject this completely unsuitable proposal.

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.