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14th May 2021

Amanda Sutton
Woodside, Wandleys Lane, Walberton, Arundel
BN18 0QR

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:

OWPC36208

Dear Sir,

Ref: Planning Application WA/93/20/PL: Land East of Tye Lane

I wish to object to this application with the following concerns:

Alternative emergency access via Avisford Park road is completely inappropriate - the road is both unmade and unadopted and the developers have no right of access along it.

The argument that refuse collection occurs along it is specious - they are not responding at speed and it is so narrow that they always reverse along the road, which is only accessible from the South - there is no guarantee that Emergency Response would come from this direction.

The Walberton Neighbourhood Plan resists further traffic within the village - funnelling traffic down Tye Lane will do exactly that.

In addition, this narrow Lane is the proposed cycle lane from the development - to now add additional traffic would be to greatly increase risk to cyclists.

With little 'in village' employment, higher than average car use locally, and feeble bus services (having checked, only one service of 8 daily buses would allow for 8 hour day working, and then only in Bognor Regis) traffic is likely to be greater than predicted.

I believe that Planning should revisit the application with reference to the traffic predictions - why 70 cars would leave in the morning but only 6 return surely brings into question some of the methodology.

The application is premature in that it supposes that the proposed A27 route will block existing access - this is

by no means certain and in any case was already a proposal at the time of original application. It is unacceptable to have continuous reapplications to Planning which will distort the original 'fit' within the Neighbourhood Plan.

Yours sincerely,

Amanda Sutton

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.