



Arun District Council
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17th May 2021

Mrs L A Evans
9 Oaktree Cottages
Barnham Lane
Walberton
BN18 0AY

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 14th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36228

This application is premature, based on a contingency that the proposed A27 route will block the existing access. This application should be refused outright, especially as this potential risk was known when the original planning application was approved.

Highways England (HE) is currently consulting on mitigation measures with a revised detailed design due in June.

Alternative Emergency Access via Avisford Park Road is inappropriate as it is a narrow unsurfaced and unadopted road. The application shows 2-way access which is wrong as it is only wide enough for one vehicle at a time. The shown left turn into AG is not possible as Avisford Park Road is only accessible by vehicles from the Yapton Lane end.

The widened path proposed for emergency vehicles is in the public open space and they have not made clear how this will impact safety.

The developer considers Avisford Park Road suitable because the council's refuse vehicles use it but they reverse down the road in order to drive back out and often it is blocked by parked cars and delivery vehicles. It is used once a year for a community street event.

In the title for Tupper's Field, now the Avisford Grange development, the developers have no legal right of access onto Avisford Park Road.

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](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.