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26th July 2021

Jill Etienne
9 Lake Cottages
Lake Lane
Bognor Regis
West Sussex
PO22 0AJ

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/63/21/PL
Site Address: Land East of Tye Lane Walberton BN18 0LU
Description of works: Proposed alternative vehicular accesses off Tye Lane and emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES (resubmission following WA/93/20/PL). This site is CIL Zone 2 (Zero Rated) as other development.

Thank you for your internet representation made on 23rd July 2021 which has been recorded as an objection with the comments as follows:

OWPC38731

The Grey route was mooted as a possibility as far back as 2017 and it is surprising that a potentially very costly and rather large complication was overlooked by the Linden Homes design team. Although the situation is "not one of Linden Homes' choosing" by ignoring the possibility it is entirely their creation. Highways England has said that it will maintain access to Avisford Grange during construction and operation of the scheme.

There are other much more suitable points of access on Yapton Lane. I understand that Highways England has purchased properties adjacent to the existing site access and these could be removed to provide an appropriate route.

The developer states that their motivation for the application is certainty and yet they are restarting building work before receiving any verdict on the application.

The Grey route as so far presented will cut the northern Tye Lane access to the A27, which is rather different to the statement that the new access point would be "providing direct access to the A27 rather than routing traffic through the village".

Although the developers state that their engineers have conducted extensive assessments, any member of the community is well aware that The Street and West Walberton Lane are not capable of safely taking an increase in traffic and that Tye Lane is narrow, bendy and wholly unsuitable for the amount of traffic that would result.

Arundel Road, Fontwell will suffer from rat-running vehicles and HGVs.

The Grey route may never happen at all rendering the entire application pointless.

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.