

Peter Haigh,
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West Sussex
BN180AP

28th July 2021

Objection to WA/63/21 submitted by Vistry Homes

I object to this application relating to alternative access to Avisford Grange in Tye Lane and emergency access via Avisford Park Road.

Tye Lane Access

- When previous applications by the developer were sought for a smaller number of houses in Avisford Grange to have access via Tye Lane the application was refused due to its unsuitability for the expected increase in traffic. If this proposal goes ahead, all traffic from Avisford Grange will be via Tye lane, and such a large increase in volume will make this application even more inappropriate.
- The unsuitability of Tye Lane to accept further traffic was endorsed when the planning application for land west of Tye Lane was considered and refused due to traffic volumes.
- The Grey route final design and consultation is not available from highways England yet, but the current design does not have access onto the A27 from Tye Lane and is unlikely to, because it would create a rat run through the village.
- The Street is completely unable to accept more traffic and is dangerous even with existing levels. This is especially so at busy times, such as school drop off and pick up. Queues form and blind corners need to be negotiated extremely carefully to avoid collision with other vehicles or pedestrians
- The queues created by the additional traffic at busy times will be detrimental to resident's health and well-being and enjoyment of the village.

Emergency access via Tye Lane

- I strongly object to the Avisford Park Road being used as an alternative emergency access as this is completely inappropriate
- Avisford Park Road is single track, unsurfaced, un-adopted, and maintained by residents, which includes cutting back trees and hedges (not just on resident's property) so that refuse vehicles can reverse down it. They reverse because there is nowhere to turn the vehicle within the road. There are no passing places in the road.
- Avisford Park Road is regularly blocked by vehicles making bulk deliveries which can last for periods more than 30 minutes.
- Avisford Park Road is not actually a road as would normally be considered. It is primarily a footpath that residents, and visitors to residents, have rights for vehicular access over. The irregular poor surface is maintained by residents only to their best endeavours and budgets.
- As it is a footpath, that is used by primary school children as a safe route to school, rather than via Yapton Lane and The Street, it is highly inappropriate to use as emergency access.
- A number of properties have a "blind" access to the road and extreme caution is required when existing those properties by car or as a pedestrian to avoid collision.

- The increase in pedestrian and 2-wheel vehicular traffic using the new access as a cut through will be detrimental to the character of the residential road and the lives of residents. There is only a bollard in the plans to stop traffic exiting via the new access.
- I believe the original plans for Avisford Grange were accepted on condition that there would not be any access to Avisford Park Road from the new development so that the character of the road could be maintained. I do not see why this should change and residents suffer due to the incompetence of Vistry Homes and Highways England inability to communicate regarding access to the new development.
- By putting in the emergency access the landscaping between homes in Avisford Park Road and Avisford Grange will be degraded.

I believe that the WA/63/21 application is damaging for current and future resident's safety and enjoyment of the village and as such should be rejected.

Yours Sincerely,

Peter Haigh