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3rd August 2021

JONATHAN MORLEY
18 Henty Close
Walberton
Arundel
West Sussex
BN18 0PW

Case Officer: Michael Eastham
Telephone: 01903 737772
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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 30th July 2021 which has been recorded as an objection with the comments as follows:

OWPC39010

This application is speculative and premature. Vistry /Linden have made this second application to try to address the access uncertainty arising from the A27 Grey route should it get final build approval in the coming months / years. The reasons why Tye Lane access to the Avisford Grange development is unsuitable are well known and accepted:

- It would result in unacceptable traffic volumes through Walberton.
- The Street becomes congested at busy times currently. This is before the additional traffic flows are factored in from the 175+ new homes once the proposed A27 Grey route closes the north end of Tye Lane.
- The junction of Tye Lane onto The Street can be difficult, cars frequently need to edge forwards from the junction to gain visibility of oncoming traffic.
- Consequently access for this site and other sites via Tye Lane have been refused by Arun DC in previous planning applications.
- Tye Lane is too narrow in this proposal for safe two way access traffic. This is underlined by the additional request in this application for emergency vehicle access via Avisford Park Road (why would you need alternative emergency vehicle access if Tye Lane access was deemed adequate ?)

The traffic data submitted by Vistry / Linden is flawed and assumes no closure of Tye Lane's existing access to the A27 which will cease if the proposed A27 Grey route is built. The Vistry update document (July 2021) is misleading on this point.

Fundamentally this application is premature:

- The final route of the new A27 Arundel bypass is not yet known as the final approval stages for the Grey route still have some way to go.
- Highways England have assured continued access via Yapton Lane, however access uncertainty will continue as long as the A27 Grey route remains a possibility.
- If Vistry / Linden want to address the access uncertainty the solution is to focus on replacement access options via Yapton Lane. I understand there are options on the table involving Highways England to achieve this. These involve purchase of certain properties to facilitate alternative access via Yapton Lane but are conditional on the Grey route getting the final build approval which could take some years.
- Vistry / Linden as developer want a quick low cost remedy now, to an access issue that may happen in a few years time, though how they believe they'll be able to sell these homes with the Grey route uncertainty hanging over the development is hard to understand. The access uncertainty seems secondary.

Vistry / Linden's desire to build, sell and get out before the Grey route option reaches its final outcome is not a valid justification for granting access via Tye Lane and emergency vehicle access via 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>.

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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>