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3rd August 2021

Jane Chew
Albert Villa
The Street
Walberton
West Sussex
BN18 0PF

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 30th July 2021 which has been recorded as an objection with the comments as follows:

OWPC39025

I object to this application,

On the first point, Tye Lane is a completely unsuitable road for use by large and heavy vehicles. In fact it is difficult for two ordinary cars to pass each other in some places along the road.

Access onto Tye Lane has already been deemed

inappropriate for other proposed sites (eg Land West of Tye Lane WA/68/20/OUT)

There are two possible scenarios here:

If the Arundel bypass Grey Route goes ahead then Tye Lane will be closed towards the top. If it doesn't go ahead then the status quo prevails and the construction company can continue to use the current access point on Yapton Lane and no alternative access is needed.

So, if the Grey Route bypass goes ahead there are still alternative possibilities - Highways England has confirmed continued construction access so no new access point required. HE has compulsorily purchased some houses next to the current site entrance so this expanded section would enable access for construction to continue.

The closure of Tye Lane (Grey Route) and this proposed access route would mean all the traffic from the site - 175 houses plus delivery and public service vehicles - would have to exit either left along The Street or right and up West Walberton Road or Eastergate Lane to reach the A27. These are narrow roads with little or no pavements and with vehicle weight restrictions and not made for the amount of traffic that currently uses them without this proposal adding substantially more.

Arundel Road, Fontwell, would also become overloaded with its tricky access onto the A27 at the Fontwell roundabout.

The construction company cannot claim that car drivers on the Avisford Grange development have access to the A27 from Tye Lane as this would not be the case if the Grey Route goes ahead and Tye Lane is closed.

Alternative Emergency Access via Avisford Park Road (APR)

Avisford Park Road is not a suitable access route as it is a narrow, unsurfaced and unadopted road.

The site developers have no legal right of access onto Avisford Park Road as is noted in Land Registry documentation.

If the current route from Yapton Lane isn't suitable for fire vehicles why has this not been thought about before now and when the development was first planned? If this is only being proposed as it runs alongside the proposed Tye Lane access then again why is a second access required? Tye Lane is not suitable for any PSV/HGV and neither is Avisford Park Road.

Avisford Park Road is a dead end road only accessible from Yapton Lane. It is not suitable for two way traffic and two vehicles cannot pass each other easily.

The Council refuse trucks and some delivery vehicles reverse down the road in order to drive back out facing forwards and so make a safer exit onto Yapton Lane.

Both these proposals are wholly unsuitable for their immediate areas, using inadequate roads in terms of size and quality of road surface, increasing the danger for pedestrians and road users alike and the volume of traffic in surrounding roads.

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>