



Arun District Council
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3rd August 2021

Dieter & Wendy Matthey
Goodacres House
Arundel Road
Fontwell
BN18 0SF

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 1st August 2021 which has been recorded as an objection with the comments as follows:

OWPC39069

Living in Arundel Road, Fontwell we wish to register an objection to this application. We have the following concerns:

- The developer refers to a theoretical loss of access via Yapton Lane due to the proposed A 27 route (Grey route) which would block the existing access. This potential risk was known when the original planning application was approved. The application should therefore be refused outright at this stage.
- Tye Lane in its present state would be totally unsuitable for any additional traffic, be it northbound (towards the present A 27) or southbound (towards The Street). Traffic jams and accidents caused by intense traffic on an unsuitable road would become a regular event.
- The proposed A 27 route (Grey route) would cut off the present access from Tye Lane to the A 27. All the traffic from Avisford Grange would therefore have to go via Tye Lane to The Street and from there to either Eastergate Lane or -more likely- to West Walberton Lane and Arundel Road in Fontwell. While The Street and West Walberton Lane would be totally unsuitable for that kind of additional traffic, Arundel Road would be opened up for a rat race esp. during the morning hours and during the afternoon and early evening with huge traffic jams at West Fontwell roundabout. That would be totally unacceptable for all those who live in Arundel Road. It would not be compliant with the Walberton Neighbourhood Plan policy GA5 (Traffic Management) and with the Arun District Council Local Plan policy TSP1 (Transport and Development) according to which "growth in the District... (should) reduce congestion".
- The only option therefore is to either move the proposed A 27 route slightly north thereby avoiding the present entrance to Avisford Grange or to find another access to Avisford Grange via Yapton Lane.

Yours sincerely,
Dieter & Wendy Matthey

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>