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3rd August 2021

Andrew Vawer
1 Wandleys Close
Chichester
PO20 3SH

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 2nd August 2021 which has been recorded as an objection with the comments as follows:

OWPC39112

I strongly object to this application. There is currently no material reason for an access point onto Tye Lane as the existing Yapton Road access is perfectly functional. As such, the application is premature.

The application is stated to be in response to the proposed A27 Grey Route. However, no final route design is available, no consents have been obtained. As such, this is not a material consideration. Indeed, there is nothing to say that a final design will not impact adversely on a Tye Lane access.

Given the application is supposed to be because of the A27, it is strange that it does not consider that Tye Lane will be severed northbound. It is inconsistent to on one hand argue for an alternative based on the presence of a potential route and then to ignore said route as part of the same application.

The traffic figures seem subjectively to be woefully underestimated, based on a development of 175 homes and the average car ownership and local employment opportunities and public transport in the area. They seem to indicate much traffic heading north up Tye Lane (which will be closed as described above). Traffic will therefore be funnelled along The Street, already narrow and limited and hazardous at school pickup/dropoff times. Further afield there will be increases along roads such as West Walberton Lane, which is not in the best of conditions.

The proposed width of the modified Tye Lane still does not permit easy and safe passage of vehicles - the developers seem to be using out of date widths for their calculations.

I note that Tye Lane access has previously been an issue in the rejection of planning application for development immediately to the West of this site.

As such, this application should be rejected outright as inappropriate.

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 <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>