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4th August 2021

Niki Scott
Spring Cottage
Copse Lane
Walberton
Arundel
BN18 0QH

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 3rd August 2021 which has been recorded as an objection with the comments as follows:

OWPC39128

I wish to strongly object to this application. It is wholly premature and based on a contingency that may not happen - that the proposed A27 Grey Route will block the existing access.

- The application and information supplied by the developer refers to a theoretical loss of access via Yapton Lane and requiring an access onto Tye Lane, now modified from the previous withdrawn application to better facilitate traffic heading North along Tye Lane to the A27.

- The logic of the argument is fundamentally flawed as IF the A27 route, as currently proposed by Highways England (HE), blocks the Yapton Lane access then it will also sever the Tye Lane access. Traffic will then be forced to head south into the village which is totally unacceptable. Neither The Street nor West Walberton Lane can accommodate that increase in traffic volume, never mind the construction lorries/vehicles.

- As such, there is no justification for an alternative access via a route already deemed inappropriate for other sites (eg Land West of Tye Lane, WA/68/20/OUT).

- In their objection to WA/68/20/OUT, Highways England refers to Fontwell West Roundabout being currently over capacity. With their preferred Grey route, HE expressed concerns regarding movement of construction traffic following the closure of Tye Lane to the north. Using Tye Lane as a primary access for this development will result in similar issues.

I conclude that traffic on The Street and local roads will increase dramatically above that described in this application.

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>