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4th August 2021

Ian Llewellyn  
Rosslyn Cottage, The Street  
Walberton, Arundel  
BN180PH

**Case Officer:** Michael Eastham  
**Telephone:** 01903 737772  
**Email:** [michael.eastham@arun.gov.uk](mailto: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:

OWPC39155

Tye Lane is far too narrow for the volume of traffic from the new homes on the estate on Tupper's Field, also, the proposed access onto Tye Lane will route the traffic down into the Village Street and up West Walberton Lane and Eastergate Lane, all of which are hopelessly inadequate to cope with extra traffic. At school drop off and pick-up times the Village Street is very congested and often locks up as buses and lorries try to navigate the school traffic. Additional vehicles coming down Tye Lane would seriously worsen the situation. Tye Lane access has previously been refused by Arun District Council for this reason. Furthermore, the details supplied to residents by the developer assume that the top end of Tye Lane, nearest to the A27, will not be closed off by the proposed Grey Route, this appears to be wrong as there does not seem to be any access from Tye Lane onto the A27 Grey Route.

This application by the developer is in any case very premature, as the final decision on the grey route has not been made, and will not be known for several months. It may not happen at all! The developer has said that community engagement has taken place. As a local resident I have not experienced any community engagement whatsoever.

Also the suggested emergency access via Avisford Park Road is not reasonable as this narrow unsurfaced road is only accessible from the Yapton Lane end, and is only wide enough for a single vehicle. Larger vehicles have to reverse into the road in order to be able to drive out again. I believe it is a private road so doubt that the developer has a legal right of access.

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](mailto: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>