

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 02 August 2021 19:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Application_Ref_No=WA/63/21/PL

Please upload onto Ocella the email below which is an objection to **WA/63/21/PL**.

Thanks,

Michael

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Save the environment -- think before you print.

From: Steve & Caz [REDACTED]
Sent: 02 August 2021 07:39

To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Subject: Application_Ref_No=WA/63/21/PL

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We wish to strongly object to additional access being given to the Avisford Grange estate by use of Tye Lane.

The current access on to Yapton Lane from Avisford Grange helps to ensure that traffic flows through the centre of Walberton are minimised as access to and from the A27 to the north end of Yapton Lane are catered for.

It appears that the developer is assuming that the proposed Arundel by-pass will be the Grey Route which will clearly impact this housing estate and associated road access. This is despite Highways England stating that continued access will be provided for Avisford Grange. Tye Lane is too narrow to safely ensure two way traffic.

It is not sensible to make any decision on the need for additional / alternative access until any decision on the A27 by pass is concluded. If granted a huge volume of traffic from 175 houses will head along The Street, West Walberton Lane, Arundel Road or Eastergate Lane to get to the Fontwell West roundabout, which is already over capacity, as noted by Arun District Council in their decision notice ref WA/68/20/OUT

The junction onto The Street from Tye Lane is already difficult due to poor visibility. Vehicles already have to protrude onto The Street before turning to get better sight of oncoming traffic from Barnham. Pedestrians will be crossing at this junction including schoolchildren walking through the village to school. Pear Tree Cottage on the corner of Tye Lane is also a Grade 2 listed building.

Whilst we understand the Developer may want a quick resolution, we would comment that they must have been aware of the risk that the A27 by-pass posed for Avisford Grange when they purchased and started to develop the site. We are not sure why they should now be granted additional access to the permanent detriment of the village of Walberton.

Stephen & Caroline Morley
West Walberton Lane
Walberton

Note: I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately.