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11th May 2021

Mike Mansergh  
Midwood, West Walberton Lane  
Walberton  
Arundel  
BN18 0QS

**Case Officer:** Michael Eastham  
**Telephone:** 01903 737772  
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Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application No: WA/93/20/PL  
Site Address: Land East of Tye Lane Walberton BN18 0LU  
Description of works: Alternative vehicular access off Tye Lane & emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES. This site is in CIL Zone 2 (Zero Rated) as other development.

Thank you for your internet representation made on 10th May 2021 which has been recorded as an objection with the comments as follows:

OWPC35983

This application is unnecessarily premature, based purely on a contingency. Highways England (HE) is consulting on mitigation measures with revised detailed design due in June. An obvious mitigation is to move the proposed A27 route north to miss the entrance to Avisford Grange (AG). HE is also purchasing properties on Yapton Lane that are blighted by the proposed route. Should the next redesign still affect access to AG, a new access onto Yapton Lane could be provided by HE using the land they have purchased.

Alternative Emergency Access via Avisford Park Road (APR) onto this narrow unsurfaced road is wholly inappropriate. The application shows 2-way access. APR is only accessible by vehicles from Yapton Lane end. APR is only wide enough for a single vehicle. It is frequently blocked by parked cars and delivery vehicles. In the Avisford Grange development, developers have no legal right of access onto APR.

The proposal is non-compliant with existing Walberton Neighbourhood Plan policy GA5 (Traffic Management). There will be an unacceptable increase in traffic travelling through Walberton and Fontwell. This increase will also detrimentally impact on Walberton's Conservation Area. Arun District Council Local Plan policy T SP1 (Transport and Development): "To ensure that growth in the District..reduces congestion.."

The Assessment provided in the application is fundamentally flawed.

Tye Lane is significantly narrower than Yapton Lane for vehicle movements. The new application reduces Tye Lane to a minimum of 4.8m rather than 5.0m for approximately 25m. This now means that an HGV and a car can no longer pass at this point. This will encourage vehicles to mount the pavement. This is a real problem

for the frequent traffic from Hooe Farm Industrial Estate, compounded by Diamond Coaches using the site as their depot or storage location resulting in many large coach movements daily on Tye Lane.

5 of 6 houses at The Street end of Tye Lane have land ownership up to the current highway boundary. Two of the houses do not have driveways or garages and cars are legally parked on the road. The proposed cycle route from Avisford Grange leads down this narrowed route. This will also pose increased risks to cyclists from traffic trying to pass them.

In their report on WA/68/20/OUT, Arun District Council's officers refer to a lack of information regarding traffic modelling and the Tye Lane closure. There is no mention of HGV traffic for the construction phase in the traffic analysis. The impact on local roads for the construction phase does not appear to have been assessed. Nor is there any mention of the increase of HGV traffic from the Hooe Farm Industrial estate without A27 access to or from Tye Lane. The second analysis concerns the Tye Lane/The Street junction. There is again no mention of HGV traffic for the construction phase in the traffic analysis. Conclusion is that traffic on The Street and local roads will increased above that described in this application. The application should be refused at the very least until correct information can be supplied, but the increased traffic and resulting noise and air pollution through the Conservation Area combined with the premature nature of the application outline at the start of this objection should result in refusal regardless.

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 Development Control 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 Development Control 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 [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements)

**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.**

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