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14th May 2021

Jane Chew
Albert Villa
The Street
Walberton
West Sussex
BN18 0PF

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/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 13th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36196

Tye Lane really is a country lane. It is very narrow in places and two cars cannot pass each other at some points. It is not a road that should have the entrance to a housing development of 205 dwellings with multiple cars and delivery vans and the construction traffic as the houses are built.

There are two scenarios dependent on whether the A27 Grey route bypass goes ahead or not - one if Tye Lane remains open and one if it is closed off. If no bypass then no need for the estate to have an entrance at all off Tye Lane.

If the Grey route goes ahead then the increase in traffic from closing off Tye Lane will be significant. All traffic from the Hooe Lane Industrial Estate would have to come up and down Tye Lane and onto The Street. All traffic from this proposed Avisford Grange entrance would have to come onto The Street and then turn left or right to access the A27. The Street has a 7.5 tonnes HGV weight restriction and is too narrow for large lorries. Turning up West Walberton Lane and through Fontwell is also undesirable. West Walberton lane is not made for lorries. It is rural, the road surface is bad and there are no pavements on either side of the road.

The data provided regarding vehicle movement numbers seems weak and inaccurate and doesn't seem to provide predictions for the eventuality of the Grey Route closure of Tye lane. 205 new houses means a large increase in car numbers as there are regularly two vehicles per household. Our village has an irregular bus service with no buses on a Sunday or in the early evening to suit people returning from work.

The Walberton Neighbourhood Plan, overwhelmingly approved in the recent May election, states 'increasing level of traffic within villages will be resisted' GA5 Traffic Management. The Arun DC Local Plan SP1 includes the statement 'to ensure that growth in the District reduces congestion'. This proposal for a Tye Lane entrance to Avisford Grange should be resisted as it increases the congestion in Walberton and Fontwell on roads that are not built for the volume of traffic and size of vehicles. It also increases the air and noise pollution in semi-rural Tye Lane and The Street. Your own Conservation Officer, Martyn White, expressed some concerns about the impact of this alternative Tye Lane access and its negative effect on the semi-rural nature of the village.

Likewise, the proposed Fire Service access into the Avisford Grange estate is a badly judged proposal. Again, one assumes this suggestion is purely made as a result of the Grey route bypass decision and would not be required if the bypass does not go ahead? Avisford Park Road is an un-adopted, private road narrowing to a footpath at the furthest end. It is only wide enough for one vehicle, car or truck, is not properly surfaced with regular potholes and has no pavement at all. It is not a road for a large emergency vehicle. The refuge lorry and delivery vehicles reverse along the road as there is no way for a vehicle to turn around. There is poor visibility going into and out of the entrance onto Yapton Lane making this an undesirable and dangerous route into the new estate.

What a mess this all is. The right hand, Highways England, and the left hand, local and national decision makers, not being able to work together to plan developments and infrastructure that complement each other and take account of the rural environment and the adverse effects on the immediate community.

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 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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.