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21st July 2021

Phillip Blackman
Pinlon Tye Lane Walberton
BN18 0pS

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 20th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38495

This is just a rehash of previous applications. Vistry have suggested that traffic will be able to turn right out of their development into Tye Lane if this access is approved. They also say this access will not be used unless the new A27 goes ahead. If the New A27 goes ahead Highways England propose to close Tye Lane just to the north of the proposed access, so such a suggestion is ridiculous. The applicant also says there will be very little traffic coming out of the development. If this is the case then there is no need for a pavement as no traffic other than theirs will be using Tye Lane. None of the residents of Tye Lane who would be affected by any such new pavement encroaching on their property have been contacted by the developers so far.

The new A27 is far from being a done deal, so until such time that it is any access to Tye Lane should not be even considered. Indeed as this whole problem is the making of HE they should be responsible for finding a solution. Possibly as they will be destroying the golf course they might be able to provide access to Avisford Grange via a bridge over the new road to the old A27. This sort of thing has been the solution in other such road schemes. It seems that even before the Grey Route A27 was proposed Vistry were trying to get access to their site from Tye Lane and are just using the new A27 as an excuse to get approval.

I feel Vistry have not tried hard enough to get a solution via HE.

All of the reasons raised by objectors to the last applications which Vistry withdrew, are still valid.

On another subject, in the past those who have commented on these applications have automatically been e-mailed when new applications have been made. I have not been contacted about this latest application so I assume none of the other many objectors haven't either. The yellow notice has been put in the same position as the last one so most people will think it is the last one. Consequently it is likely that there will be far fewer responses than last time despite there being an equal amount of opposition to this application as to the last one.

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.