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22nd July 2021

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**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/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 22nd July 2021 which has been recorded as an objection with the comments as follows:

OWPC38628

This application assumes that the Grey route is going ahead and the Yapton Lane entrance to the development will be lost. If that happens, the application appears to depend on Highways England having revised the proposed A27 Grey route junction at Tye Lane. The design published in October 2020 showed Tye Lane as blocked from the south. This was to prevent traffic going through Walberton to get onto the A27.

The developer now says those exiting onto Tye Lane from the new development could turn right and get onto the A27. This may be the case now, but it could not continue to be the case if the Grey route is built, unless Highways England has come to a secret agreement with the developer to redesign the junction so that there is access onto the A27 up Tye Lane from the south.

This would lead to much more traffic in the village of Walberton. The route to the A27 through Walberton and up Tye Lane would be much more direct than the one HE had planned, up Yapton Lane, over the new road, followed by two left turns and a near-circular access road. The heavy traffic that now uses Yapton Lane would be likely to use Tye Lane even if it was banned because of the Conservation Area.

The even worse prospect, for traffic in Walberton village, would be a junction at Tye Lane which makes access onto the A27 available in both directions. The full impact of this planning application cannot be appreciated without details of whatever new junction is planned where the proposed Grey route crosses Tye Lane.

I therefore object to the application.

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 [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.**

**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.**