



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

30th July 2021

Louise Higham
Midway
Avisford Park Road
Walberton
Arundel
BN18 0AP

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 26th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38804

I strongly object to the application WA/63/21/PL for alternative access to the Avisford Grange development.

This application is based on an event that may not happen - namely that the proposed Grey A27 route will block the existing access. There is currently absolutely no impediment to site access from Yapton Lane which was agreed and approved by all. This amendment should, therefore, be refused outright. The fact that there was a potential Grey route in the pipeline was known at the original planning stage so why wasn't provision made for that then if this was perceived to be a problem?

In addition:

- There is no planning application regarding the A27 route yet so this is jumping the gun.
- The application and information supplied by the developer refers to a theoretical loss of access via Yapton Lane leading to the developer requiring access onto Tye Lane, now modified from the previous withdrawn application to better facilitate traffic heading North along Tye Lane to the A27. However, the logic of the argument is fundamentally flawed as, if the (currently non-existent) A27 route as proposed by Highways England (HE) blocks the Yapton Lane access then it will also block the Tye Lane access. Traffic will then be forced to head south into the village from the development. There can be no justification for alternative access via a route already deemed inappropriate for other sites (eg Land West of Tye Lane, WA/68/20/OUT).
- I understand that non-disclosure agreements are in place between HE and the developer so incomplete information is available to the public to ensure a valid planning consultation can be undertaken so the end of

consultation period should be deferred until such time as full public disclosure has been confirmed.

- The developer states that they have undertaken community engagement. A flier sent to a few residents almost a month after the application was submitted does not constitute a 'consultation'.
- I understand that Highways England is looking at a revised detailed design due for the A27 Grey route (Grey). If this route should be considered relevant to the present planning application then the latter is precipitous and cannot be determined pending the revised route design. I have heard that HE is purchasing properties on Yapton Lane that are blighted by the proposed route; therefore, should the next A27 bypass design still affect access to AG then HE would be able to provide access onto Yapton Lane via their newly purchased land. Such access would be eminently more suitable for both the safety and amenity of access.

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.