



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

John Pilling
12 The Meadows
Walberton
BN18 0PB

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 29th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38965

This application is premature and incoherent. Vistry state that they will only use the Tye Lane access if, within 5 years, there is a decision from HE to construct the A27 bypass in such a way that the existing Yapton Lane access is no longer available. There is no logical need to apply at this stage therefore; the need will only arise if and when the Grey Route passes through consultation and into the planning stage. There is no statutory requirement to provide an emergency access and therefore the proposed emergency access on to Avisford Park Road is unnecessary. This road is entirely unsuitable for an emergency access as has been pointed out in many letters of objection already submitted.

Others have already commented on the inconsistency of a right turn on to Tye Lane which, should the Grey Route go ahead, would be a cut de sac. At that point the only access would be along the Street, already a heavily trafficked area at certain times of the day. Passing through a Conservation Area increases the unsuitability of this route.

Vistry make mention of the need for Arun to meet its 5 year land supply. It should be noted that Walberton has more than exceeded its target of identified developments in the last rounds of the Neighbourhood Plan and so it is invidious of Vistry to attempt to use this argument in favour of the Avisford Grange development which gained a large majority objection at the outset. Although Vistry maintain that they have engaged in a "fuller community involvement exercise". If by this they mean the posting through some doors of a single coloured information leaflet then this falls far short of any notion of 'community involvement'.

The problem faced by Vistry needs to be solved in consultation with HE who are the architects of this lamentable situation. It should not fall to the villagers of Walberton to suffer great inconvenience, pollution, noise and nuisance in order to salvage this development for Vistry.

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.