



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

3rd August 2021

William Gibbons
Wessex Cottage
Tye Lane
Walberton
West Sussex
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 1st August 2021 which has been recorded as an objection with the comments as follows:

OWPC39053

Dear Sirs,

I object to this planning application for the following reasons:

Firstly as Vistry Housebuilding state in their recent flyer, the grey route 'is by no means a done deal', why then are they applying for this alternative access? The proposed routes for the A27 have been in existence for many years, I find it hard to accept that Vistry were unaware of the proposals, and that despite their statement that 'this situation is not one of Linden Homes' choosing, their decision to go ahead with the development of the site has lead directly to this situation.

They state that vehicles exiting the site onto Tye Lane would be able to turn right and access the A27, if the proposed grey route does materialise then Tye Lane will be shut to the North meaning that all traffic will have to pass through the village.

There is a statement from Highways England to the effect that they will work with the developers to find a suitable permanent access to the site that does not require access onto Tye Lane.

Other planning applications have been refused that required access onto Tye Lane, why should this application be any different.

Tye Lane just cannot accept the number of vehicles that would be exiting this site, the lane is far too narrow, barely wide enough for two small cars to pass in places, as a resident of Tye Lane, I have witnessed many incidents of congestion caused by vehicle trying to pass each other in the narrow confines of the lane.

The extra traffic that would pass through the village would cause major problems, particularly at school drop off and pick up times when parents cars are parked along the length of The Street, including opposite the

entrance to Tye Lane, this situation would be inherently dangerous. The provision of a short length of pavement in Tye Lane would do nothing to alleviate the problem, there are properties in the lane whose owners park their cars on the road itself, any footpath would have the effect of pushing these vehicles further out into the lane.

Until the grey route is accepted formally, there is no need for the developers to seek an alternative access, Highways England have stated their willingness to work with the developers to find suitable access to Yapton Lane, given these facts the application should be refused.

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](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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>