



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](mailto:planning@arun.gov.uk)  
website: [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

3rd August 2021

Terry Hyland  
Dean Cottage  
The Street  
Walberton  
BN18 0QA

**Case Officer:** Michael Eastham  
**Telephone:** 01903 737772  
**Email:** [michael.eastham@arun.gov.uk](mailto: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 2nd August 2021 which has been recorded as an objection with the comments as follows:

OWPC39101

I find it disappointing that residents of Walberton are required (once again) to register objections to this ludicrous and premature application. Many responders have already set out their relevant, legitimate concerns about the unsuitability of Tye Lane for such an increase in vehicle numbers, and the safety and environmental issues that will be caused by additional traffic using The Street, etc. I fully support those objections and those of Walberton Parish Council. I will confine my comments directly to the double-sided A4 sheet produced by Vistry and delivered to some homes in Walberton. This is apparently what passes for engagement with the local community these days!

The leaflet states that they want to provide their home buyers with certainty about the future access arrangements to the site. How ironic is it that in apparently seeking certainty for future residents, Vistry has created so much uncertainty for existing residents when there is no need to do so?! Highways England is fully aware of this housing development and if, and it's still a big if, the A27 Grey route goes ahead, then continued access to Avisford Grange has been assured. (In the overall scheme of things I'm not clear why future Walberton residents apparently deserve certainty when those of us already living here seem to have no choice but to live with continued uncertainty when it comes to housing, traffic, pollution etc.)

Bizarrely the leaflet goes on to say they would not be pursuing an alternative access point were it not for the proposed route of the A27 by-pass. Consequently their amended proposal allows vehicles to turn right out of the site to the existing A27 rather than routing traffic through the village. What they fail to mention, of course, is that should the by-pass be built there would be no point in turning right out of the site because Tye Lane would have become a dead end and ALL traffic would be routed through the village! I'm guessing someone at Vistry is a fan of Catch 22 or Kafka!

Please refuse this inappropriate, unnecessary and flawed 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 <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>