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4th August 2021

christopher thomas
the orchard
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 3rd August 2021 which has been recorded as an objection with the comments as follows:

OWPC39147

I object to this latest application for access to the Avisford Grange development from Tye Lane. As observed by many it is both premature and illogical. If allowed to go ahead before any final decision on the A27 Grey route I fear it would never be closed, even if a suitable Yapton Lane entrance was preserved.

There needs to be full public disclosure by all parties concerned. Have Highways England and/or Vistry acquired land to the north of the estate? It is interesting to see that the Hilton Hotel, a site of approximately 60 acres, is now up for sale at £10.5 million.

Vistry Homes are responsible for their own situation. There has been no engagement with the local community until a poorly presented flier was recently sent to a number of homes in the village. I suggest there is little local sympathy for the decision to halt work on the site.

One of the reasons for outline planning refusal for a development west of Tye lane was the unsuitable access. The same argument applies to the land to the east.

Vistry have repeatedly tried for access via Tye Lane: for emergency access, as a construction site entrance and two alternative entrances, the latest claiming that traffic would be able to travel both north and south from the estate. I observe that an accelerator lane is included in the plans at the Tye Lane A27 junction. How could that be constructed in the face of Highway England's western tie in proposal?

I also believe that Vistry will again submit a redesign for a total of 205 dwellings rather than the 175 already approved.

Tye Lane is not suitable for an entrance and neither is Avisford Park Road for emergency access. They should both be left alone.

If this application is allowed it could only have an adverse effect on the quality of life for Walberton residents. It is of no benefit for the local community. Pity also the walkers and cyclists who like to use Tye Lane for access to Slindon and the national park.

I fully support the Parish council's excellent list of concerns they have put forward as to why this latest 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>.

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>