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5th August 2021

Jill Stevens
8 Pound Road
Walberton
BN18 0PU

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 4th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39203

I doubt this would have been approved for the original housing application, or supported by locals. Tye Lane is narrow and already a rat run, particularly near The Street end where vehicles have to pull in to let others pass. It is far too late to change planned access to this site now. Also, in the event that the A27 bypass does not come to fruition, this access will have been granted and moved needlessly.

I have also read the Parish Council's objection and agree with the following points:

This application is wholly premature and based on a contingency that may not happen: that the proposed A27 route will block the existing access. We note that there is currently absolutely no impediment to site access through the permitted route via Yapton Lane. It should therefore be refused outright at this stage especially as this potential risk was known when the original planning application was approved.

We also note that

- There is no planning application regarding the A27 route and there is not even a firm design specification at the time of writing.
- The application and information supplied by the developer refers to a theoretical loss of access via Yapton Lane and requiring an access onto Tye Lane, now modified from the previous withdrawn application to better facilitate traffic heading North along Tye Lane to the A27.
- The logic of the argument is fundamentally flawed as if the (currently non-existent) A27 route as currently proposed by Highways England (HE) blocks the Yapton Lane access then it will also

sever the Tye Lane access. Traffic will then be forced to head south into the village.

- As such, there is no justification for an alternative access via a route already deemed inappropriate for other sites (eg Land West of Tye Lane, WA/68/20/OUT).
- Non-disclosure agreements are in place between HE and the developer. As such, incomplete information is available in the public domain to ensure a valid planning consultation can be undertaken. As such, we expect ADC to defer the application and the end of the consultation period until full public disclosure of relevant information is confirmed.
- The developer states that they have undertaken community engagement. However, this mostly seems to be in the form of a flier sent to a few residents almost a month after the application was submitted. They did not have a meeting with WPC but instead were allocated time to present their information.

HE is currently consulting on mitigation measures with a revised detailed design due for the A27 Grey route (Grey). If this route should be considered relevant to the present planning application, contrary to normal planning process, then the latter is precipitous and cannot be determined pending the revised route design. One obvious mitigation is to move the proposed A27 route slightly north thereby avoiding the entrance to Avisford Grange (AG). We understand 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
<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>