

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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Save the environment - think before you print.

From: Gillian Thomas

Sent: 04 August 2021 15:52

To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Subject: WA/68/21/PL

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Dear Michael,

I would be grateful if you could ensure my comments are included objecting to the above proposal. I am having difficulty uploading it onto the portal and have tried three times now.

Kind Regards

Gill Thomas
The Orchard
Tye Lane



I wish to register my objection to the planning proposal WA/68/21/PL for the following reasons.....

All arguments previously put forward for WA/63/20/ PL must still apply.

Application WA/68/20/OUT was refused because Tye Lane can not cope with increased traffic & proved too narrow for vehicles to pass safely in places. Being a lane it has no walkway other than the tarmac and has a 7.5 Tonne restriction except for access to the Trading Estate which means it is unsuitable for HGV's.

No communication between Vistry Homes and the residents in Tye Lane or others directly affected has occurred to date, unless you count a flier received a week ago bemoaning a theoretical inconvenience to the developers because of the proposed A27. HE apparently has assured those concerned that there will be access to the development via Yapton Lane.

A single access via Yapton Lane is the only answer, there is no necessity for access into Tye Lane or Avisford Park Road for any traffic, even emergency access.

Prior to renewing the application WA/63/21/PL Vistry Homes were requested to re-submit plans for the whole site to include the **extra 30 dwellings** they wish to add making a total of **205** (maximum density of housing allowed) as all theories to date for traffic increase never mention this figure surely all calculations are flawed.

The suggested alterations to remove grass verges, alter or fence ditches, remove the established treeline, create footpaths overriding residents legal parking space and to widen and straighten Tye Lane at both ends for their own convenience contravenes all aspects of the Neighbourhood Plan, ALP, SDPP and the NPF regarding maintenance of the rural aspect of the village.

The Ardent Consultation Report, Designer Response183248-08 contains misleading information stating that trees in the wooded area (Holly, Oak, Elm, Wild Laurel etc. taller than my home) are a mere hedge indicating they are of negative import and may be cut back for the purpose of improving vehicular access; when the wooded area, ditches and grass verges are in fact part of the character of our village and the lane itself.

If there is no Grey route, blocking the permitted U turn facility on the A27 into Tye Lane removes the traditional access link with Mill Road which coincides with the pedestrian/ horse/cycle access link across the A27. This U turn facility means traffic for the west side of the village has a shorter more direct route from the west avoiding Yapton Lane and lessening congestion in The Street. Its closure removes this benefit & gives priority to traffic from the new development down Tye Lane, this cannot be right.

Increase in pollution levels both on the new estate and in the village if the A27 Grey route goes ahead is a huge concern for the health & welfare of residents and their children.

Add to this further danger from the volume of traffic to and from the estate through the village, surely we have to hold those responsible for any plans which could affect our health and welfare up for serious examination before acceding to any project for financial corporate gain without a zero carbon footprint.

There are now thousands of houses being created within the immediate area of the five villages with no thought for infrastructure or facilities for the new residents or real consideration for those already here.

Apparently a non disclosure agreement is in place between Vistry Homes and Highways England as all information is not in the public domain appropriate decisions can not be made until all parties know what has been agreed between them.

If it were possible to rescind permission for this site due to the misinformation and lack of compliance to our Neighbourhood Plan & the Arun Local Plan I would fully support it.

Gill Thomas