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16th August 2021

Mr and Mrs Pilkington
Elm Cottage
Dairy Lane
Walberton
BN18 0PT

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 13th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39561

This application is fundamentally flawed as there is no requirement for an alternative access. Highways England have confirmed in writing that access to Avisford Grange will be maintained if the Grey Route proceeds. No weight should therefore be put on the applicant's suggestion that an alternative access is essential.

The use of Tye Lane for access was considered unsuitable even before the development for housing at Tupper's Field was first submitted. What has changed to make this acceptable? The impact of an access onto Tye Lane would actually now be significantly worse as now the stopping up of the access onto the A27, as proposed by the Grey Route, will require all traffic from Tye Lane to be routed through the village or via narrow rural lanes to the west to reach the Fontwell junction. The impact of this additional traffic which will be harmful to the amenities and character of the village.

The decision on the application for land to the west of Tye Lane included the highway implications of the stopping up of Tye Lane as one of the reasons for refusal. Therefore if this application is now considered to be acceptable it would follow that a further 155 dwellings could also be allowed to exit on Tye Lane and nearly double the burden of additional traffic through the village.

We maintain that the driver behind the application is purely financial as the need for an alternative access is unproven. Even if an alternative access were needed, then there are other opportunities to provide this onto Yapton Lane.

The amenities of Walberton village and the preservation or enhancement of the Conservation Area significant material considerations which outweigh the applicants arguments and we urge that the application is robustly 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/what-happens-next](https://www.arun.gov.uk/what-happens-next).

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/planning-application-search>

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>