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**From:** Phil Blackman [REDACTED]  
**Sent:** 06 October 2021 11:31  
**To:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>  
**Subject:** WA/63/21/PL

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Dear Mr Eastham,

May I respond to John Longhorn's reply to Dr Mike Davis' e-mail?

Vistry's overly cautious legal advice regarding National Highways commitment to retain the access at Yapton Lane is irrelevant to this application.

There has been an amount of surveying and exploratory excavation work taken place on land to the north of Linden Homes' present access onto Yapton Lane, presumably by NH. The distance this is from Linden Homes' access suggests that NH may well be intending to modify the route of the proposed A27 in order to maintain Linden Homes' access as it is. I am not sure of the significance of this, but this is on land where Linden Homes had a previous planning application WA/47/21/DOC.

As I pointed out in a previous e-mail, NH included a clause in their commitment to retain a permanent access at Yapton Lane that would release them from said commitment if any permanent access were to be permitted at Tye Lane. The word permanent in this case might be defined as any that allowed vehicular access, so even temporary permission might meet that definition and therefore should not be granted.

All businesses, when embarking on a new project, take on risk. Manufacturers when investing in a new factory or new equipment, retailers when committing to a new shop or builders when taking on a new development. In this case, there may be a delay in the completion of the building. Long term Vistry will not lose. They may even gain as house prices continue to increase they will be justified in increasing the price they ask for theirs. Even if they were likely to lose, this bad luck on their part does not justify causing their neighbours distress and long term disadvantage in ways so eloquently described by the more than three hundred and forty objections to this and previous similar applications.

John quotes the case officer in 2017 as saying that the site "would make a significant contribution towards market housing and affordable housing in the district." With the enormous amount of building going on in the area four years later this statement is out of date. 175 houses is a tiny drop in the ocean of house building at present.

As for the £2,000,000, they owe Arun District Council. £400,000 is actually ear marked for National Highways not ADC. They and ADC will get that money eventually anyway and in the grand scheme of things, it is not a huge amount.

Vistry Group have a market capitalisation of £2.65 billion. They have well over 100 active projects like this one at present. Linden homes have delayed building on this site for a year or more so far without it affecting their share price. I doubt if any further delay will cause their directors and shareholders too much hardship. If so they can always dip into the £2,000,000 they owe.

So, thank you, John. Yes, this does clarify matters. For what is a trivial short term financial hiccup of a paltry few million pounds in your employers' interests Walberton and surrounding areas can suffer long term. This attitude is what I believe is known as the caring and responsible attitude of the building industry.

Nothing in his reply to Dr Davis goes any further in justifying the approval of this application.

So to summarise, does alleviating a pinprick of temporary financial pain, if you will excuse the metaphor, for a multi-billion pound company justify inflicting permanent suffering upon a whole community?

I apologise if some of my remarks may appear flippant. However, I believe they are relevant.

Yours sincerely,

Phil Blackman

Tye Lane

Walberton

BN18 OPS

PS Please would you confirm the receipt of this e-mail. Thank you.