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18th January 2021

Peter Youatt
Lansdown House
The Street
Arundel
West Sussex
BN18 0PG

Case Officer: Mrs D Johnson
Telephone: 01903 737762
Email: daun.johnson@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/93/20/PL
Site Address: Land East of Tye Lane Walberton BN18 0LU
Description of works: Alternative vehicular access off Tye Lane & emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES. This site is in CIL Zone 2 (Zero Rated) as other development.

Thank you for your internet representation made on 16th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32952

1. All traffic from this proposed alternative access to land on the east of Tye Lane would go, if permission is given and the Grey route constructed, south down Tye Lane and into the Street and thence to the A27 and other traffic routes. On 12 January 2021 ADC refused an application WA/68/20/OUT for 155 dwellings on land west of Tye Lane. This is welcomed by the Parish Council and residents of Walberton and particularly by those who, like us, live in the Street. One of the reasons given for that refusal is that the applicant had not demonstrated 'that their impacts on the A27 are mitigated to a NIL detriment.' The same would be true if this access were permitted within a few yards of the proposed access to the land in WA/68/20/OUT. That is presumably therefore a reason for refusal already accepted by ADC.
2. Prior to the applications leading to the granting of permissions WA/44/17/OUT and WA/95/18/RES, to which this application is supplemental, the developer had made absolutely clear to the Parish that it would not be including an access onto Tye Lane, for which it had carried out considerable prior survey work, as it had been advised that such an access would not be acceptable. If it was not acceptable then it is not acceptable now; nothing has changed except the selection of the Grey route as the 'preferred' route by HE a possibility of which the developer was, or should have been, aware at the time and if it proceeded to commence development without awaiting that decision that was surely a commercial decision for which it, and not the residents of Walberton, should bear any cost?
3. On this point it should be acknowledged by the applicant and ADC in considering this application that the Traffic Assessment Addendum of November 2020 submitted by the applicant states that 'Highways England (HE) have proposals to implement a bypass of the A27 around Arundel that would impact upon the consented site access arrangements for the Vistry development. As a result, this TAA has been prepared to consider the

implications of adopting site access from Tye Lane in lieu of the consented site access arrangements with Yapton Lane.' This seems to imply that some thing new has occurred. Not so. As already stated both the applicant and ADC were or should have been aware of those proposals of HE at the time the 'consented site' was consented.

3. Neither the decision to proceed with the Grey route nor, if it does proceed, the precise route of it have yet been settled. The TAA uses the phrase 'As a result' (emphasised by me above). As a result of what? Nothing new. That surely confirms that this application is wholly premature and based on a contingency that may not happen. It should therefore, whatever its merits (or lack of them), on that ground alone be refused outright at this stage.

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 Development Control 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 Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.