

31st March 2026

Kevin Byrne OBE BCAB
Richmond House
Arundel Road
Walberton
BN18 0QP

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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/18/26/PL
Site Address: Land off Arundel Road Fontwell
Description of works: Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 30th March 2026 which has been recorded as an objection with the comments as follows:

OWPC82482

Further to my original objection, I wish to raise the following additional material considerations and formally request further assessment before any determination is made.

1. Inaccurate plans and unreliable assessment

While the submitted drawings show the position of my dwelling, they fail to show my existing driveway, which is located directly opposite the proposed site access.

This is a significant omission. As a result:

- The plans are inaccurate
 - The Transport Assessment is based on incomplete information
 - The Highway Authority cannot have properly assessed the real-world operation and safety of this junction
- This issue was raised previously but remains unaddressed.

2. Vehicle speeds and road characteristics

Arundel Road at this location functions as a continuation of the A27, with vehicles frequently approaching at speed, particularly due to the proximity of a bend.

Regardless of the posted speed limit, the character of the road and driver behaviour result in speeds that are inappropriate for a new residential access serving 64 dwellings.

This creates a clear risk in terms of:

- Reduced reaction times
- Increased stopping distances
- Higher likelihood and severity of collisions

3. Carriageway width and turning conflict

The existing road width appears insufficient to safely accommodate:

- Two-way traffic flow
- Turning movements into and out of the development
- Simultaneous use of the opposing private driveway

This will lead to vehicles slowing or stopping within the carriageway, increasing conflict points and the likelihood of unsafe manoeuvres.

4. Combined safety impact not properly assessed

The application does not appear to properly assess the combined impact of:

- A single point of access
- An opposing residential driveway
- Vehicle speeds and road alignment
- Limited carriageway width
- Proximity to a bend

Taken together, these factors create a junction that raises serious and unresolved highway safety concerns.

5. Formal request for further information and assessment

Given the above, I request that the Local Planning Authority and Highway Authority require the applicant to provide the following before any decision is made:

- Accurate, updated plans clearly showing all existing access points, including my driveway
- A speed survey at this exact location to establish actual vehicle speeds
- Visibility splay analysis based on measured speeds and real on-site conditions
- Swept path analysis demonstrating safe turning movements into and out of the site
- Junction capacity and safety assessment that includes the interaction with the opposing driveway

Without this information, it cannot be concluded that safe and suitable access can be achieved.

Conclusion

These additional points further demonstrate that the application has not adequately addressed fundamental highway safety issues.

In its current form, the proposal fails to demonstrate compliance with the National Planning Policy Framework requirement to provide safe and suitable access for all users.

I respectfully request that the application is not determined until the above matters have been fully and properly assessed.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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>.

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>