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3rd August 2021

Edward Martineau
Manor Lodge
The Street, Walberton
Arundel
West Sussex
BN18 0PJ

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 2nd August 2021 which has been recorded as an objection with the comments as follows:

OWPC39098

Dear Mr Eastham,

Please read this objection in conjunction with my objection, and that of my wife, dated 19th January 2021, to application WA/93/20/PL.

I object to this application: -

o Because it is premature: it is made for fear lest the Grey Route of the Arundel By-pass is built. Whether that may happen may not be known for years.

o Because it is completely misconceived, since it appears that Highways England ('HE') have 'guaranteed' access to the Avisford Grange development even if the Grey Route is built.

o Because in their Consultation Response of 22nd July 2021, WSCC Highways Dept. have stated that: 'Should the Arundel Bypass DCO be submitted based on the preferred route option it would make the mitigation proposed within the application redundant'.

o Because it is suggested that there are Non-Disclosure Agreements ('NDAs') in place between HE and the developers. Please ascertain whether this is in fact the case. If it is, then how can it be proper for the Planning Authority to determine this application without those parties permitting full disclosure to the general public,

notwithstanding any NDA?

o Because access from proposed housing developments into Tye Lane has in recent years been refused on at least two occasions, and the current application, if anything, makes a much weaker case than its predecessors for it to be allowed. On what basis could the Planning Authority consider that the case for such access might now be stronger?

o Because the basis of Vistry's application is flawed. In paragraph 4 of their Planning Statement, they state: 'Vistry Homes are in a position whereby the approved main point of access is under serious threat of being lost with there being uncertainty as to when this may occur. As a result Vistry, its purchasers and its Registered Provider partner require certainty. To date this has meant that all activity on site ceased between October 2020 and June 2021, however, this situation cannot continue'. Why should that situation not continue? A more pertinent question would be this: 'Why, when they knew perfectly well of the possibility of the Grey Route being adopted as the preferred route, did Vistry charge ahead and start building?'.

o Because the traffic modelling is laughably flawed - it goes against any understanding of reality to imagine that a development of 175 houses will generate no more than 'an additional 45 two way trips in the peak and 69 two way trips in the peak'. Is it realistic to assume either that 130 of these households will be occupied by those who do not need to drive to their place of work in the morning peak? Or that none of them will be occupied by a family where both spouses go to work?

o Because The Street between the Holly Tree and Maple Parade can hardly properly be compared to a 'Small Town Road (Road Class 9)' - Theory is one thing: but just look at the chicane on that stretch of road.

o Because the Heritage Statement (penultimate paragraph) relies on the flawed traffic modelling, stating that: 'the level of traffic increase, estimated at no more than one additional vehicle per minute, will not result in any material change in the contribution that area or setting makes to the respective heritage assets'.

For these reasons, and for all those adduced by the other objectors, I urge the Arundel District Council Planning Committee to reject this application.

Yours sincerely,

Edward Martineau

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 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/weekly-lists>

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>