

1. The applicant's statements and letter to Walberton PC of 6th July 2021 confirm the five-year, conditional, option it seeks for Tye Lane access is on the ground of defending the developers' own finances. Exercise of the existing consent with Yapton Lane access was a financial decision. Arguably a conditional optional consent could not legally be granted now on the ground of financial certainty rather than estate design.
2. Flow diagrams show an estimate of traffic entering/leaving the Avisford Grange site but do not show correctly how that traffic is re-routed thereafter from a Tye Lane access; they show an existing northwards Tye Lane junction with the current A27, but this is inaccessible if A27 Grey route is built, and if not built then no Tye Lane access is required. The application is misleading in depicting the impact the re-routed traffic would have on local roads.
3. The developer is not able to guarantee the northwards connections onto or off the Grey A27 route. HE is not a party to this. The applicant cannot on its own fulfil the conditions shown in the Flow Diagrams. FD 12 shows fictitious A27 off-turning and on-turning for a total of 105 vehicles in the p.m. peak. An on/off Tye Lane/A27 junction cannot at this stage be guaranteed, so re-routing via The Street must be assumed.
4. This application is predicated on Highways England failing to deliver on its statements to Cllr Walsh as leader of Arun DC by letter on 3rd December 2020 regarding Yapton Lane access.
5. The Street is constricted and has necessary on-street parking, as well as a school and a pre-school and is effectively a one-way street in alternating directions all day with school time extra congestion, ignored by the applicant. With re-routed traffic as above, The Street's usage in 2031's afternoon peak hour increases by 33% (308 to 409 vehicles - FD12 best interpretation).
6. Financial certainty is not secured by the application as Tye Lane's on and off - turn northwards connectivity remains uncertain. Planning conditionality is impossible to frame where fulfilment of conditions is outwith the applicant's control.
7. The Flow diagrams for 2031 ignore traffic increase at Fontwell, where HE is forecasting major congestion. The A27 Grey route is estimated to increase A27 traffic here in 2031 by 60%; junctions are to be the subject of unspecified future HE works. Reference to various alternate access routes for Avisford Grange traffic are unjustified.
8. It is unclear if the 2031 Flow diagrams include appropriately housing development in the area, consented or expected or strategically planned, nor is it clear that the proposals are in line with Arun DC policies on reducing transport congestion and improving air quality.
9. The site's traffic generation is open to question. Access to work, schools, shops and amenities is heavily car-dependent locally, accounting for the high average local car ownership.
10. The presence of Walberton's two Conservation Areas and Arun DC's levels of policy protection for them need greater consideration than this application gives them. The application's approval will set an unfortunate precedent for

future consents around The Street and Tye Lane in traffic, amenity and social capital terms.

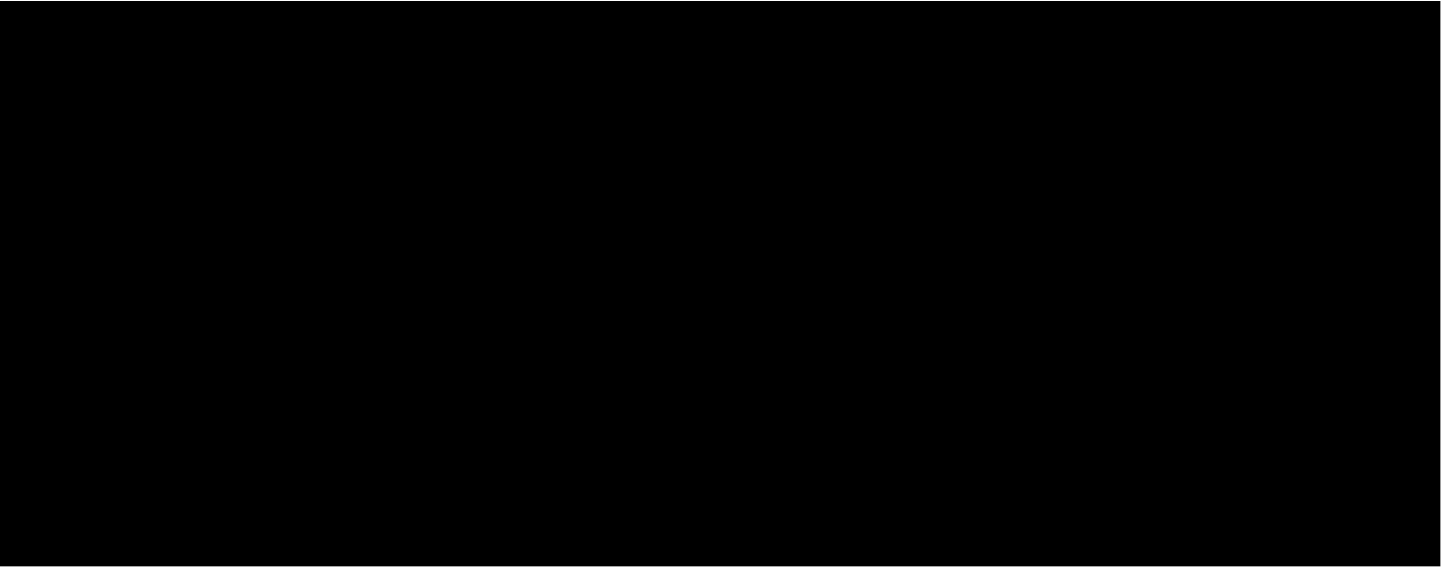
11. The exercised consent had a Yapton Lane access for sound reasons. There has been no material change in planning circumstances since then. Revision of the access arrangements made now must be with unchanged planning circumstances. For a Tye Lane access, HE's December 2020 undertaking must be disowned, its design fix must close the current access, alternative Yapton Lane accesses must be shown unacceptable to planners, and the DCO must be granted.
12. Compensation remains the applicant's financial solution not the planning process via a premature and inadequate application. If granted it would burden the residents of Walberton, including residents at Avisford Grange, with an inconvenient and inappropriate access that will irrevocably damage the village with congestion and consequential ills.

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Edmund [REDACTED]
Sent: 01 August 2021 09:08

[REDACTED]

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Hi,

System seemed to work well for me.

Thanks.

But:

I submitted an objection to a planning application WA/63/21/PL and was told it was too long.

I shortened it and re-submitted, but the site does not say "still rejected" or "accepted" or "submitted".

I am left feeling unsure if I shortened it enough ...

So some acceptance note would be welcome.

Many thanks,

All the best, Edmund

