

Dr Mike Davis
The Street, Walberton

5 August 2021

Planning Application Ref WA/63/21/PL
Objection

Please accept the following as further to comments of 4 August 2021.

In response to a Freedom of Information request, I have received a Draft Letter of Commitment by Highways England re access at Avisford Grange which reads:

REDACTED
Highways England
Bridge House
1 Walnut Tree Close
Guildford GU1 4LZ

To Whom It May Concern

17 June 2021

A27 Arundel Bypass Scheme – Avisford Grange

In October 2020 Highways England Company Limited (Highways England) announced the Preferred Route for the A27 Arundel Bypass Scheme. The Preferred Route included land that forms part of the access road to Avisford Grange.

Following the Preferred Route Announcement, Highways England has been undertaking further surveys and investigations in order to develop the design of the scheme in more detail. In addition, Highways England has been working with Linden Wates (Walberton) LLP, the owners of Avisford Grange, to reduce the impacts of the A27 Arundel Bypass Scheme on Avisford Grange.

Whilst the final alignment of the A27 Arundel Bypass Scheme will not be fixed until after the statutory consultation, and will remain subject to the grant of development consent by the Secretary of State for Transport, Highways England hereby confirms that the A27 Arundel Bypass Scheme will be designed so as to ensure that access to Avisford Grange along the existing access road at Yapton Lane will be permanently retained.

In the event that Highways England needs to carry out any construction or mitigation works along the access road from Yapton Lane to Avisford Grange, Highways England hereby confirms that an alternative access will be provided to Avisford Grange for the duration of the construction or mitigation works.

The commitments set out above will not apply in the event that an alternative permanent access road from Tye lane to Avisford Grange is consented and constructed.

Highways England trusts this confirmation gives you sufficient certainty to enable you to proceed with your purchase of a property at Avisford Grange.

Yours faithfully
REDACTED

This letter pre-dates submission of the application (21 June 2021) and is the product of discussions between the applicant and Highways England that have been ongoing since December 2020.

It confirms the assurances to maintain (and “permanently retain”) the consented access to Avisford Grange that were given by Highways England to Arun District Council in December 2020.

Unless the letter has been withdrawn (of which no indication has been given), it also demonstrates that Highways England has sufficient confidence in a technical solution which enables these unequivocal assurances to be given.

Highways England helped the applicant to formulate the application. However, the applicant has not disclosed either the technical solution under consideration or the assurances it has received from Highways England to permanently access during construction and operation of the A27 Arundel Bypass.

Contrary to what is stated in the application (e.g. Planning Statement para 4.1), the repeated and consistent assurances given by Highways England indicate that the applicant is not “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”. On the contrary, Highways England will permanently retain that access or provide an alternative at all times. That certainty may account for why the applicant has re-opened the site.

There being no planning grounds or justification to move the consented access, the application appears exclusively motivated by a commercial preference for access at Tye Lane, a preference which has been previously rejected and which is not a material consideration.

The application is shown to be irrational, inaccurate, misleading, incomplete, unnecessary, and has not involved the community or answered its legitimate questions. The level of community dissatisfaction could not be clearer.

If not withdrawn, the application should be dismissed.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 06 August 2021 13:02
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Application Ref WA/63/21/PL

Please upload onto Ocella the email below and the **further objection letter** (attached) from Dr Mike Davis to **WA/63/21/PL**.

Thanks,

Michael

Michael Eastham BA (Single Hons) Dunelm, MTp, MRTPI
Principal Planning Officer,
Planning Services

T: 01903 737772
E: michael.eastham@arun.gov.uk

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

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

[Michael Eastham](#) | Principal Planning Officer, Strategic Development, Directorate of Place, [Arun District Council](#) | Location: First Floor,
Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37772 | External: +44 (0) 1903 737772 | E-mail: Michael.eastham@arun.gov.uk



Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Michael Davis [REDACTED]
Sent: 06 August 2021 12:56
To: Michael Eastham <Michael.Eastham@arun.gov.uk>

[REDACTED]

Subject: Re: Planning Application Ref WA/63/21/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Michael

As requested and with thanks for your quick responses this morning.

Kind regards
Mike