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Save the environment - think before you print.

From: Andy Pepler [REDACTED]
Sent: 09 August 2021 09:21
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Andrew Ratcliffe [REDACTED]
Subject: Correspondence - WA/63/21/PL

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Dear Michael,

Walberton Parish Council's Planning Committee has asked that I forward to you our letter of 7 July 2021 to Peter Mumford (Director of Major Projects, Highways England) relating to Avisford Grange and the subsequent response received on 5 August 2021 as it is highly pertinent to planning application WA/63/21/PL, and further strengthens reasons for refusal.

Regards,

Andy.

Andy Pepler - Clerk - Walberton Parish Council



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**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

Parish Council Office, The Pavilion, The Street,
Walberton, Arundel, West Sussex, BN18 0PJ

www.walberton-pc.gov.uk

7 July 2021

To:
Peter Mumford
Director of Major Projects
The Cube
199 Wharfside Street
Birmingham
B1 1RN

By email to [REDACTED]

Dear Mr Mumford,

The developer of Avisford Grange has recently informed our Planning Committee of its preparations and thinking for planning application WA/63/21/PL to create a new main access point to its site from Tye Lane. The only consented main access is currently at Yapton Lane.

The developer has also informed our committee that the application is the result of advanced and ongoing discussions with Highways England and that it has been mutually agreed by these parties as the "best solution". These discussions have not been disclosed in our liaison meetings with the project team and, separately, we have been made aware that the developer and Highways England have entered into a Non-Disclosure Agreement.

The application and its provenance are unacceptable. For example, in December 2020 you confirmed to the Leader of Arun District Council "the need for Highways England to ensure that we're able to maintain access to Avisford Grange during construction and upon completion of the scheme".

You also gave specific assurances that "minimising the impact of our road schemes on any affected community or environment is of the utmost importance and will be especially important for Avisford Grange" and "to identify opportunities to minimise community and environmental impacts across the whole scheme".

None of these undertakings and assurances are met by working in secret with the developer to close access at Yapton Lane and to create new access at Tye Lane. Our parishioners are entitled to know what information has been given to the developer to inform its application,

why solutions that would enable Highways England to maintain access to the site have been rejected and why your previous assurances will not be met. Therefore, please treat the following as a request under Environmental Information Regulations 2004.

Please would you provide:

- All information relating to the horizontal and vertical alignment of the scheme in the vicinity of Avisford Grange that has been shared with the developer since the announcement of the Preferred Route in October 2020
- Any assessment that Highways England will not be able to maintain consented access to Avisford Grange during construction and operation of the scheme, contrary to its earlier assurances to do so
- All assessments of alternate points of access including their performance before and after construction of the scheme, including the impact on local roads before and after closure of Tye Lane
- The criteria that produced application for new main access at Tye Lane as the best solution or only solution
- Minutes of all Focus Group, Technical Sub-Group and 1:1 engagement meetings at which access to Avisford Grange has been discussed
- All entries in the Commitments Register referencing Avisford Grange, Yapton Lane and Tye Lane

Please acknowledge receipt of this letter sent by email and advise when we can expect a full reply. Please treat this as urgent as planning application WA/63/21/PL has a comment closing date of 5 Aug 2021.

Yours sincerely,

(Sent by email unsigned)

Andy Peppler
Clerk to Walberton Parish Council

C.C
Arun District Council: Cllrs Grant Roberts, Faye Catterson and Shaun Gunner,
West Sussex County Council: Cllr Trevor Bence

To whom it may concern

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

17th 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 into 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 that this confirmation gives you sufficient certainty to enable you to proceed with your purchase of a property at Avisford Grange.

Yours faithfully

[REDACTED]