

Planning Statement

1. This minor Full planning application seeks to establish an alternative point of access and alternative emergency access along with minor highway works in connection with an extant and implemented planning consent for up to 175 dwellings and associated works at land east of Tye Lane Walburton (Arun DC Refs WA/44 /17/OUT and WA/95/18/RES). Highway England have proposals to implement a by pass that would impact upon the consented site access arrangements for the Vistry development. The proposal is therefore, to seek an alternative site access on the sites eastern boundary onto Tye Lane and an alternative emergency access onto Avisford Grange Road.
2. The *National Planning Policy Framework* was updated in 2019. However, it does not contain specific policies in respect to Nationally Significant Infrastructure Projects (NSIP) which are determined in accordance with the decision making framework of Planning Act 2008 (as amended) However, as a result of the announcement of the proposed route of the A27 Arundel bypass, itself an NSIP, then the consequential affects upon the consented scheme, can only be addressed by means of a Full application to Arun District Council, in order to ensure that the site remains accessible. Therefore, the NPPF is relevant to this submission.
3. In respect to considering development proposals *para 108* of the NPPF explains that a safe and suitable access should be achieved, with *para 111* pointing out that larger proposals should be supported by a Transport Assessment so that likely impacts can be assessed. In preparing this submission regard has also be had to governmental *Planning Policy Guidance – Travel Plan, Transport Assessments and Statements 2014*, in particular that proposals should tailored to local circumstances and scoped accordingly.
4. The *Arun District Local Plan* was adopted in 2018. *Chapter 15* relates to *Transport* with *para 15.3.8* explaining that routes of indicative and committed schemes will be protected with the stated aim of supporting the delivery of planned growth through the Local Plan. *Policy T SP3 (n)* confirms that the Arundel Bypass route is to be protected.
5. Chapter 16 relates to *Building Conservation and Archaeological Heritage*. *Policy HER DM3* relates to *Conservation Areas* and seeks to preserve and enhance their intrinsic characteristics.
6. *The Walburton Neighbourhood Plan* was made in 2017. Policy VE4 relates in part to Conservation Areas and reiterates the aims of Local plan policy.
7. In accordance with *paras 39 – 46* of the NPPF and indeed the governments *Planning Policy Guidance – Before Submitting an Application 2019* – the applicants engaged in pre application discussions with both Arun District Council and West Sussex County Council in respect to highway and procedural matters
8. Vistry Homes are in a position whereby the approved development cannot now go ahead using the approved access and emergency access. As a result Arun DC cannot fulfil the Visions and Objectives of their Local Plan and will be under further severe pressure in terms of being unable to meet a 5 year land supply. This position can be rectified by approving the alternative arrangements as set out in the accompanying application. The methodology for the updated

Transport Assessment Addendum has been agreed with West Sussex County Council Highways as well as Highways England through scoping discussions. As a result the previously agreed Transport Assessment has formed the basis for the updated addendum.

- 9.** Whilst the council policy is to protect the line of the A27 bypass, the Highway England decision to proceed with a wide southerly route has made that position untenable unless alternative access arrangements can be agreed. Pre Application discussions have resulted in an agreed way forward from a technical highways point of view. It has been demonstrated that Tye Lane is capable of accessing the site from a safety and capacity point of view and therefore meets the aims of para 108 of the NPPF.
- 10.** It is noted that the last two properties either side of Tye Lane at the point where it accesses The Street fall within the Walburton Conservation Area. However, only minor footpath improvements are proposed with the Conservation Area and therefore, the proposals will not be detrimental to its characteristics.
- 11.** The council is presently in the process of determining a partial replan of the existing site which will result in a net gain of 30 dwellings bring the approved total up to 205 units (ADC Ref WA/59/20/PL). This proposal utilises the existing points of access, however, it should be pointed out that the submitted Transport Assessment Addendum demonstrates that the alternative arrangements can cater for this modest increase in numbers.
- 12.** Further reports relating to landscaping and ecology are to be submitted but work to date shows that there will no detrimental impact on either