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13th January 2021

Mike Davis  
The Street  
Walberton  
BN18 0PJ

**Case Officer:** Mrs D Johnson  
**Telephone:** 01903 737762  
**Email:** [daun.johnson@arun.gov.uk](mailto:daun.johnson@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/93/20/PL  
Site Address: Land East of Tye Lane Walberton BN18 0LU  
Description of works: Alternative vehicular access off Tye Lane & emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES. This site is in CIL Zone 2 (Zero Rated) as other development.

Thank you for your internet representation made on 12th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32785

HE requires any impact on the A27 to be mitigated to NIL detriment. Application fails this test by feeding development traffic to Fontwell W junction which is over capacity. Applicant's argument, effectively that "one more cigarette won't do any harm", is unsustainable.

TAA is out of date because it does not recognise huge increases in peak flow at Fontwell created by Grey (up to 52% westbound and 78% eastbound).

Unclear if TAA takes into account traffic from the A29 realignment or housing allocation in the Arun Local Plan.

None of the roads feeding development traffic to the A27 are suitable. They were not thought suitable before and are not suitable now.

TAA 2.7 overlooks connection between Grey and Yapton Lane. Wider re-routing of traffic East through Walberton centre is not considered. Re-routing is made more likely by over capacity junctions at Fontwell, themselves made worse by Grey.

There is no prelim design for Grey so exact alignment is unknown. It may change during statutory consultation and Grey may not receive a DCO. As there is no need for alternate access before current one is obstructed, application is premature.

HE has told ADC it has "engaged the developers to better understand the potential impact of the proposed

scheme on their development. These discussions will also consider the current access to the development and 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." If HE meets its assurance, application is redundant.

Planning Statement says "The approved development cannot now go ahead" and that "ADC cannot fulfil the visions and objectives of its Local Plan and will be under further severe pressure in terms of being unable to meet a 5 year land supply." This disregards HE's assurance to maintain access and that "There should be no direct implications on Arun policies" (Report to Council 13.01.21).

ADC and applicant have been aware of 5B alignment since 2017. ADC has not given prior public support to 5B and at the 2019 Further Consultation resolved "There is no support for 5BV1/Grey". Applicant also submitted evidence against Grey. ADC should reject the application and work with the developer and other affected parties to oppose Grey.

HE published a Scheme Assessment Report (SAR) misrepresenting ADC's position. Para 17.11.3.3 states "Option 5BV1 has better support from WSCC and Arun DC".

ADC and HE were alerted to the misrepresentation on 23.11.20. While no action has been taken by either party to instate a truthful SAR and this is detrimental to Walberton, ADC has "put this on a Council agenda as soon as possible to get the backing of the Council for the preferred route Grey, whilst seeking full mitigation for Walberton and Binsted". A resolution to welcome Grey will be debated on 13.01.21.

ADC has not defined full mitigation and cannot without consulting affected communities (not done) and without access to a prelim design for Grey (not available). ADC also fails to recognise the adverse impact of Grey on Fontwell or that impacts elsewhere are understated.

Whatever definition of full mitigation may be decided, it cannot be met by consenting this application which produces the opposite effect of increasing the already high adverse impact of Grey on Walberton.

Any resolution modifying ADC's long standing position (ie No support for Grey) appears to create a conflict of interest in considering this and future applications. ADC is also subject to remaining influence of a bilateral Memorandum of Understanding agreed by Cabinet with Arundel Town Council but excluding Walberton. This also may engage consideration of the application.

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](mailto: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 Development Control 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 Development Control 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 [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements)

**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.**