

From: [REDACTED]
Sent: 11 June 2026 11:15
To: planninginfo
Subject: DM/26/0131

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Further to my previous communications relating to this planning application the main issues around traffic management and infrastructure remain unaddressed and will blight the Imberhorne/Felbridge area for many years to come.

West Sussex County Council don't work!

- As long ago as 2011, the 100 dwelling scheme West of Imberhorne Farm was approved on the basis that synchronisation of signals at the Imberhorne and Felbridge junctions would mitigate an otherwise unacceptable traffic impact. Surrey Highways confirm that the synchronisation has still not been implemented!
- In their September 2020 regulation 18 response to the recently adopted DPD, West Sussex Highways raised the possibility that a scheme to improve the Felbridge junction may not be deliverable ...
 - *"There is currently no scheme identified to improve the Felbridge junction that achieves all objectives and that all parties consider to be deliverable. Therefore, in the absence of evidence to the contrary, the County Council consider that the Site Allocations DPD should also acknowledge the possibility that improvements may not be deliverable at the Felbridge junction."*

Mid-Sussex Council keep passing planning applications when there is a track record of failure to deliver the relied upon improvements

- From 2016, the Atkin's improvements to the Felbridge junction have been used as mitigation in the approval of several more hundred dwellings ... at Hill Place Farm, 27 Copthorne Road and 15/35 Crawley Down Road.
- The same misplaced confidence was shared by the appeal inspectors for the 200 dwelling scheme at Hill Place Farm and the 63 dwelling scheme at 15/35 Crawley Down Road Inquiries.
- Paragraph 263 of the Hill Place Farm appeal ruling, showed that the Inspector considered there to be sufficient certainty that the Atkin's improvement to the Felbridge junction would be delivered. Indeed, West Sussex Highway's evidence

paper to the inquiry, dated 27th October 2016 [ref LPA7] stated that they couldn't foresee any impediments to its delivery ...

- *"There are no identified impediments to the proposed improvements being undertaken should the funding associated with the grant of a planning consent at Hill Place Farm be available."*
- Paragraph 41 of the 15/35 Crawley Down Road appeal ruling shows that the Inspector's decision was influenced by the earlier appeal ruling ...
- *"The 200 dwelling Hill Place Farm scheme was approved on the basis that an improvement scheme at the A264/A22 junction would go ahead. The Inspector (and subsequently the Secretary of State) were satisfied that the associated planning agreement gave sufficient certainty a scheme would be delivered, and no Grampian condition was required. The present appeal, for a lesser number of dwellings should therefore be considered on the same basis."*

Until the committed junction improvements have been delivered, further nearby development schemes must legitimately be REFUSED or at least subject to Grampian conditions which guarantee that committed improvements are actually delivered.

