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19th February 2025

Martin Sutton
Woodside, Wandleys Lane, Walberton,
Arundel
West Sussex
BN18 0QR

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

The Planning Act 1990
The Town and Country Planning (Permission in Principle) Order 2017(as amended)

Application No: BN/11/25/PIP
Site Address: Land South of Wandleys Lane opposite Wanley Lodge Barnham BN18 0YT
Description of works: Application for planning in principle for a minimum net gain of 5 No dwellings and a maximum net gain of 7 No residential dwellings with associated access and landscaping.

Thank you for your internet representation made on 18th February 2025 which has been recorded as an objection with the comments as follows:

OWPC74409

I wish to register an objection to this planning application. Wandleys Lane is a quiet rural lane and meets the criteria for an official 'Quiet Lane'. It is widely used by pedestrians, dog walkers, cyclists and horse riders. Since the changes to the western Fontwell roundabout, the amount of traffic using Wandleys Lane has increased. Whenever there is a hold up on that roundabout, Wandleys Lane becomes a 'high speed rat run' used by motorists cutting through to avoid the delay. This significantly increases the safety risk to other road users.

Any increase in housing, whether it be 5 dwellings or 50, is likely to exacerbate this situation. At a time when greener travel is being encouraged, to make the lane less safe for road users is counterproductive and contrary to both local and national policies. Although there is both a weight limit and a speed limit applied to the lane, these are frequently ignored and even less often enforced. West Sussex Highways has taken no action to ensure the continued safety of road users on the lane even when they know that traffic levels have increased.

The applicant claims that this small development will help towards the current housing supply deficit. It is highly probably that the price of these properties will be beyond the affordability of the majority of people. The applicant makes several references to an adjacent development (BN/144/22/OUT). This application was approved and the developer submitted a Construction Environmental Management Plan. This detailed routes to and from the site, permitted hours of delivery and the location to be used for deliveries. Regrettably, this Plan was largely ignored and not enforced, resulting in HGVs using the northern part of the lane and West Walberton Lane without just cause, deliveries occurring early morning before the nominated time and the lane itself being blocked by delivery vehicles thereby affecting both residents and emergency vehicles. Furthermore, significant damage was caused to the grass verges, overhead tree canopy and the road surface

itself. It would appear that the same developer would be involved in this development and so there is little confidence that the situation would not be repeated.

For these reasons I believe that to approve this application will make Wandleys Lane even less safe to use than it is already and accordingly, the application should be rejected.

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 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

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