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19th February 2025

philip wiltshire
Wanley Lodge
Wandleys Lane
Eastergate
West Sussex
PO20 3SE

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:

OWPC74412

This site falls outside of the identified settlement policy area of the neighbourhood plan for Barnham and Eastergate

Further development south of wandleys lane threatens the separation of Barnham and Eastergate and Fontwell which is contrary to Policy ES3 of the Barnham and Eastergate NDP

Wandleys lane is identified as a historic ancient rural lane and this has been badly damaged with the increase in traffic. In the majority of its length it is single traffic only and the continued development over the last 20 years is destroying this rural lane.

Numerous photos will be presented to identify the continued damage to verges.

Construction traffic for the recent Briarsgate development at Nuthatch has caused significant damage to the ancient lane and further development will only result in further deterioration. (Photos to be submitted)

The recent development north of Wandleys lane by Dandara of 400 homes has increased through traffic and short cutting in Wandleys lane. Further minor development only increases the pressure which is contrary to policy GA6 of the walberton NDP to reduce through traffic using Wandleys lane.

Wandleys lane is lined with mature trees and connects with ash beds ancient woodland in slindon parish and

an important route for rare bat breeds

Surface water flooding at the junction of Wandleys Lane and Fontwell avenue which has prevented access by both pedestrians and vehicles will only be increased with further development which will affect the natural water courses.

Over the last 20 years there have been numerous , albeit small, developments along Wandleys Lane which on an aggregate basis have significantly increased the pedestrian and vehicular load on this rural lane. This is evidenced by the significant damage to the sides of the lane from Fontwell avenue along to West Walberton Lane.

There are no footpaths to the lane and as such further development is not sustainable and will become increasingly dangerous for horseriders, cyclists and pedestrians.

The total increase in units along Wandleys lane is 33 units since 2004 (excluding WA/35/23/OUT a further 95 units going to appeal further north along Wandleys Lane)

Holmdale 19 units
Wandleys farm 1 unit
Oak Bank 1 unit
Nuthatch 4 units
1-4 Moss meadows 4 units
Ostlers cottage 2 units
Folie House 1 unit
Folies 1 unit

The proposed access appears to be a new access formed through the established hedgerows and planting of an ancient lane.

For the above reasons i do not believe that the development is sustainable or in accordance with either the BE NDP or the Walberton NDP.

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>