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17th June 2020

Alan Allison
Woodland, West Walberton Lane
Walberton
Arundel
West Sussex
BN18 0QS

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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: BN/50/20/PL
Site Address: Land west of Fontwell Avenue Fontwell Avenue Eastergate PO20 3RX
Description of works: Demolition of existing structures on-site & erection of 42 No. dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 17th June 2020 which has been recorded as an objection with the comments as follows:

OWPC27832

Highways

1.Safety

Most drivers do not comply with the speed restrictions between Fontwell Roundabout and Eastergate. Those travelling south do not slow down until Eastergate Lane and only then often because of the tailback. Those travelling north from Eastergate accelerate as soon as they see the straight road close to Eastergate Lane.

The introduction of another junction along this stretch of road all with bad lines of sight will increase risk of shunts and collisions,

My wife and I moved to Fontwell in 1992 and this year was the first time we have walked along the footpath on the east side of Fontwell Avenue as there was no traffic due to the pandemic restrictions. The footpath cannot accommodate pedestrians approaching each other without one stepping into the road. The same comment applies to those in wheelchairs or those accompanying children walking or with a wheeled child's conveyance.

The introduction of an island will not accommodate those wishing to cross the A29 during peak times.

The speed and volume of traffic along the A29 is also a safety hazard for cyclists.

2.Public Transport

There is a limited bus route of a couple of buses morning and afternoon to and from Fontwell and Eastergate but the timetable is such that as things stand would not be convenient for commuters travelling via Barnham.

Flooding

As the name implies Fontwell sits over an aquifer and at times water rises to the surface. Any development in

and around Fontwell will affect the emergence of the water. It is recognised there is a high risk of groundwater flooding. The effects of the groundwater together with the increase surface water run-off from the development will cause more frequent and greater volumes of flooding with water ponding on the roads. The presence of water will at the minimum create spray from vehicles along the A29 and deeper water could cause loss of control of vehicles.

Wandleys Lane is often closed for more than a day and the situation is exacerbated by the discharge of excess groundwater from the Portsmouth Water Reservoir north of Level Mare Lane. On one occasion the area close to the pillar box in Wandleys Lane was deep enough so as to require occupants to allow water to enter the vehicle to equalise pressure before they could open the doors and get out - many cars were wrecked, including mine.

Eduaction and Health

This development will add to both education and health facilities problems that already exist in the area.

Comuunity Involvement

I am concerned about Arun's statement under Applications Search Post 1987 and Weekly Lists that "comments on planning applications must be made on the online" There is no reference to posting or delivering by hand. I am also concerned that this Application is being allowed to go forward at a time when distribution of local newspapers has been limited. There would also appear to be a minimum of Notices and only in a very local area. The distribution of leaflets is also questionable.

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 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/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

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.