

Barry Holt
Wandleys Lane

PO203SF

Your Ref: OWPC15207
Our Ref: EG/46/17/OUT 22-06-2017
Please ask for:
Richard Temple

14th August 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for up to 30 No. dwellings & two vehicular access points. This application is a Departure from the Development Plan.
Land north of Spode Cottage & West of Greenings & South of Fontwell Cottages
Eastergate Lane Fontwell

Thank you for your internet representation made on 13th August 2017 which has been recorded as '**an objection**' with the comments as follows:

I strongly object to any development running along Wandley's Lane and Eastergate Lane as these are semi-rural areas and consideration needs to be alongside the recommendations from local parishes. This is not within any development plan.

Any development will cause further impact on highways in an already congested area and visibility of access points will be hazardous we strongly disagree with the highways point being negligible in its own right they also comment on the impact to the area of other proposed site that are outside of the development plan would have an impact to the area. Commuters will use Wandley's Lane and Eastergate Lane as well as West Walberton Lane to avoid Fontwell Avenue queues, the infrastructure and the restricted weight limits ON THESE RURAL ROADS are not designed for this. Wandley's lane is barely a single carriageway and is used already as a rat run for cars. Public buses are only 3 a day and only North bound as shown on the plans with no public access with very little standing room and access is across Fontwell Avenue with no street lights this bus stop was only put there for Fontwell race days, the train station is a 45 minute walk. It is not a suitable area for people without their own transport. The development does not reflect this in their proposed development plan.

This proposed development will create an additional 60 Minimal vehicles, With the addition proposal of 400 dwellings on Fontwell Meadow (Min of 700 to 800 cars), This site was the only site allocated on the proposed new development plans issued this year by the council Arun Local Plan March 2017,

With a application in place to build 22 dwellings on Barnfield house, (minimal 46 cars) also the proposed application of 170 building/Dwelling not yet placed of Wandley's Lane (Min 170 cars) The impact to the area will be massive, This also does not take into consideration the addition houses that are now being built along Barnham road.

From the proposed site to get to the Fontwell Public house and local garage as shown is .6 of a mile, To the Post office and shop is .5 of mile,

The doctor surgeries and local primary and secondary schools are already overloaded and will struggle with all the already proposed developments locally. No further planning should be considered as the infrastructure of the village and adjoining villages cannot sustain this at the moment.

Increase in flood risk in an already limited rain age area which is already prone to overload.

The habitat in this semi-rural area has to be protected and no consideration has been made for this.

No large area of vegetation has been proposed round the site. The size of the

development does not allow for protection of the wildlife in this area. A full study of any effects of existing wildlife and in particular any protected species is of prime importance. Afterwards will be too late. The types of properties are inappropriate for the area and no consideration has been given to be within keeping of the area. I do not feel it will be beneficial or enhance anything in the area. Blocks of flats are totally inappropriate.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning