

31st March 2026

Kevin Byrne OBE BCAB
Richmond House
Arundel Road
Walberton
BN18 0QP

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: WA/18/26/PL
Site Address: Land off Arundel Road Fontwell
Description of works: Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 30th March 2026 which has been recorded as an objection with the comments as follows:

OWPC82481

I wish to object to this application on the following grounds:

1. Unsafe access and flawed assessment

The proposal relies on a single access onto Arundel Road, directly opposite my residential driveway. This creates a clear and unavoidable vehicle conflict point for all traffic entering and exiting 64 dwellings.

Crucially, while the submitted plans show my house, they fail to show my driveway at all. This is a significant omission.

As a result:

- The plans are inaccurate
- The Transport Assessment is based on incomplete information
- The Highway Authority cannot have properly assessed safety at this junction

This issue was raised in the previous application and was not addressed. It remains unresolved.

On this basis alone, the application fails to demonstrate safe and suitable access, contrary to the NPPF.

2. Unsustainable location

The site is not sustainably located:

- Narrow rural lanes with no proper pedestrian infrastructure
- Key services (schools, GP, shops) are over 2km away and not safely walkable
- Residents will be entirely car-dependent

This directly conflicts with national policy requiring sustainable development.

3. Overdevelopment and out of character

The scale and density of 64 dwellings is excessive for this rural edge location.

It represents suburban overdevelopment, inconsistent with the character of the area and previous planning decisions on nearby plots.

4. Conflict with planning policy

The site lies outside the built-up area boundary and is a clear departure from the development plan.

No exceptional circumstances have been demonstrated to justify development in this countryside location

5. Environmental harm

The development poses a significant risk to protected species and habitats:

- Presence of Barbastelle bats and important wildlife corridors
- Direct relationship with adjacent ancient woodland (irreplaceable habitat)

Under national policy, harm to such habitats is a clear reason for refusal.

Conclusion

This proposal:

- Fails to demonstrate safe access
- Is based on inaccurate plans
- Is unsustainable in location
- Conflicts with policy
- Causes environmental harm

There are no overriding benefits that justify these impacts.

The application should be refused.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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>