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Sent: 22 July 2026 10:27

To: Planning <Planning@arun.gov.uk>

Subject: Land east of Wandleys Lane, Walberton

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Your Reference WA/51/26/RES

Dear Mr Davis

I wish to object to this application for the following reasons

Since this project was first envisaged, it was accepted by prospective developers that this estate would have a significant visual impact on the properties along Wandleys Lane and West Walberton Lane which abut the site boundary. This will lead to a loss of privacy and light for these properties, and it is disappointing that Bellway Homes have made no attempt to consult and collaborate with the residents to seek their views. For my own property, we will have new houses overlooking our garden and being able to see into the bedrooms located on the first floor. We will also have headlights from vehicles using the access road to these new houses shining into both the garden and our home during the hours of darkness. The proposal to plant semi-mature trees close to our boundary will have little impact on this intrusion. Furthermore, the properties on West Walberton Lane are located on downward sloping ground and so the proposed new houses will be higher and result in an even greater loss of privacy. I do not believe that the proposed design conforms with Arun's Design Guide with respect to separation distances and preventing any unreasonable loss of light or privacy for neighbours. If the site layout is fixed, then the developer should, at their own expense, provide privacy glass for all the properties affected by this estate.

There is no need to have 6 metre high streetlighting columns as these will 'floodlight' the area and cause additional nuisance to the adjacent extant properties. This is a development on a greenfield site and so there is every probability that some of the wildlife that presently occupies the site will still be nearby. Consideration should be given to having low level columns, no more than 1 metre high, fitted with wildlife friendly lighting. This is in place at other nearby new developments and could easily be adopted here.

Currently, the location is a Bortle 4 site which is described as Rural / Suburban, but the presence of this proposed estate will further add light pollution and potentially reduce the location to Bortle 5. This location is close to the South Downs National Park which is a designated Dark Skies site and all efforts must be made not to cause this status to be lost.

As already stated, this is a development on a greenfield site and studies have shown that such locations offer passive cooling. By building on this site this effect is removed and replaced with the urban heat island effect which causes the buildings to absorb solar radiation by day and re-radiating the heat by night, causing temperatures to be a few degrees higher. This will have an adverse effect on the microclimate immediately adjacent to the ancient woodland of Wandleys Copse. Couple this with the change in natural irrigation to the copse, and there is every likelihood that Wandleys Copse will suffer loss or deterioration. This is one of the conditions in the Reserved Matters which must be satisfied and does not appear to have been adequately addressed.

The Landscape Management Plan seems comprehensive but there are some areas of concern. In the Maintenance Schedule, it uses a 10-year timeframe stating what will be needed in that period. However, in an earlier part of the document it refers to 5 years and the handing over of responsibility for ongoing maintenance section from the developer to an appointed management company. There appears to be no assurance that this will be done and so any saplings that are planted and need to be replaced in the future may not be. It is unclear what assurance both existing residents and those purchasing houses on the estate have that the

screening will be maintained. Furthermore, the original submission stated that some 200 trees would be planted on this estate. On the latest submission that figure has been reduced by some 30%.

In the UK, research documenting poor tree establishment and high tree mortality rates in the urban environment was first published over 40 years ago, with one Scottish study reporting only 54% survival after five years. Since then, similar research has documented failure rates of 20–50% for newly planted urban trees. This level of mortality is clearly unacceptable. These facts would be borne in mind when assessing the ‘claimed benefits’ the developer has made with regard to this estate.

The rainfall figures refer to ‘the 100-year event’. It is now widely accepted that such events are occurring far more frequently – perhaps every 10 years. The modelling needs to be re-checked to ensure that these now more common ‘100-year events’ can be fully contained with the proposals put forward for this application. The concerns are that the rainfall, which naturally irrigates Wandleys Copse at present, will be reduced due to the building of houses, roads etc and this run-off will end up adding to the surface water flowing down to Barnham and Eastergate causing flooding in those areas.

It is extremely important that Wandleys Copse, an established and protected woodland, does not suffer from any proposed building and this was made clear in the Planning Inspector’s conditions. However, in the proposal put forward by Bellway Homes there is little mention of it other than the need for a 15-metre root protection buffer. This is not an acceptable method to comply with the planning condition, which requires the ongoing protection of Wandleys Copse in its entirety via retention of the existing hydrological connectivity between field and woodland.

There has been no attempt at all to adhere to the Condition imposed by the Planning Inspector on maintaining hydrological flow and thus the future integrity of Wandleys Copse. The contrary is indeed the case as the plans and drawings clearly identify that all surface water will be diverted to piped drainage, rain garden, attenuation pond and will ultimately discharge at the southeast of the site – thereby skirting the ancient woodland. Regarding percolated rainwater that currently permeates the soil when the field is not at water holding capacity i.e. non-exceedance flows, there has not been any attempt to model or infer how this water interacts with the woodland nor how this interaction will be maintained. This means that hydrological connectivity between the field and the ancient woodland has not been assessed and therefore, the plans do not demonstrate that the Planning Inspector’s decision and Conditions have been met. Indeed, the opposite of the requirement is shown in the plans i.e. all water that currently percolates into and through the soil, or flows across the field will, in the future, be collected, channelled and diverted to off-site discharge away from the ancient woodland.

The Inspector was very clear at the hearing that the proposed development was only acceptable if existing hydrological conditions could be maintained, and if not, this would be a reason to refuse. It is thus incumbent upon the developer to show examples of how this will be achieved, and likewise, it is the responsibility of the local planning authority to ensure that the developer submissions have been adequately assessed for Condition compliance – failure to do that may construe a non-compliance with planning process and thus open to legal challenge.

The proposed road access point onto Wandleys Lane is far from ideal. It is located between 2 bends in the road and whilst on paper the requisite sight lines may have been achieved, drivers will have little warning of any conflicting traffic, thus making the junction dangerous. The Traffic Assessment that was originally submitted failed to mention many hazards including the fact that due to that, at peak times, the increased congestion and delays on the Fontwell roundabouts result in motorists frequently turning off the A27 onto Arundel Road and then following West Walberton Lane and Wandleys Lane in order to join the A29 on Fontwell Avenue – thereby missing out both roundabouts. This results in a significant increase in traffic down the

lane. Wandleys Lane is not wide enough over much of its length to accommodate 2 normal sized cars passing each other without one driver having to resort to pulling into a driveway or mounting the verge. Serious consideration should be given to reducing the speed limit along Wandleys Lane to 20 mph which would give drivers emerging from the proposed estate more time to see other traffic.

As the Construction Management Plans have not yet been submitted it is not possible to comment on them however, the northern part of Wandleys Lane is the narrowest with bends and overhead cables, both of which would prove a hazard to large HGVs accessing and departing the site. Unfortunately, the two recent developments on the lane have shown that whilst both contractors had written and submitted Construction Management Plans, from Day 1 they both comprehensively failed to follow them, causing unnecessary danger and inconvenience to other road users.

In summary, I do not believe that the proposal by Bellway Homes adequately addresses many of the conditions as specified in the Planning Inspector's Appeal Decision following the Hearing of 11th March 2025. It will cause a massive loss of privacy and nuisance for the residents on Wandleys Lane and West Walberton Lane, and unless further mitigation is provided, introduce a potentially dangerous junction onto Wandleys Lane. Furthermore, as the plans stand there is every likelihood that permitting this development will seriously endanger the ancient woodland known as Wandleys Copse. Accordingly, the application should be refused.

Yours sincerely

Martin R Sutton

Woodside

Wandleys Lane

Walberton