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From: Phil Wiltshire [REDACTED]
Sent: 22 July 2026 12:14
To: Planning <Planning@arun.gov.uk>
Subject: Land east of Wandleys Lane WA/51/26/RES

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With reference to WA/51/26/RES

From the outset, it was acknowledged that this development would significantly affect properties adjoining Wandleys Lane and West Walberton Lane. Despite this, Bellway Homes has not meaningfully consulted neighbouring residents. The proposed houses will overlook existing gardens and first-floor bedrooms, causing unacceptable loss of privacy, while vehicle headlights from the access road will create additional disturbance. Semi-mature tree planting will not adequately mitigate these impacts, particularly as properties on West Walberton Lane sit on lower ground, increasing overlooking. The proposal does not appear to comply with Arun's Design Guide regarding separation distances or protection of neighbouring amenity. If the layout cannot be altered, the developer should provide obscured glazing to affected windows.

The proposed 6-metre lighting columns are excessive for a greenfield site and will increase light pollution and disturbance to neighbouring residents and wildlife. Lower-level, wildlife-friendly lighting, as used on nearby developments, would be more appropriate. The site currently benefits from relatively dark skies (Bortle 4), and additional lighting risks degrading this environment and affecting the nearby South Downs National Park Dark Sky Reserve.

Development of this greenfield site will remove natural passive cooling and create an urban heat island effect, altering the microclimate around Wandleys Copse. Combined with changes to natural drainage, this threatens the long-term health of the ancient woodland. The Reserved Matters requirement to protect the woodland does not appear to have been adequately addressed.

Although the Landscape Management Plan is detailed, it contains inconsistencies between five- and ten-year maintenance responsibilities and provides no assurance that long-term management or replacement planting will occur. The proposed tree planting has also been reduced by around 30% from the original submission. Given established evidence that 20-50% of newly planted urban trees fail, the environmental benefits claimed by the developer should be treated with caution.

The drainage strategy relies on a "100-year" rainfall event, despite such events becoming increasingly frequent. The modelling should be reassessed to reflect current climate conditions. Diverting rainfall from natural infiltration into engineered drainage may reduce water reaching Wandleys Copse while increasing downstream flood risk in Barnham and Eastergate.

Protection of Wandleys Copse was a fundamental condition of the Planning Inspector's decision. However, the proposals focus only on a 15-metre root protection zone and fail to demonstrate how existing hydrological connectivity between the field and woodland will be maintained. Instead, surface water is diverted through pipes, rain gardens and attenuation features before discharge away from the woodland. There is no assessment of how natural groundwater movement and soil infiltration currently support the woodland or how these processes will continue. Consequently, the application does not demonstrate compliance with the Inspector's conditions.

The Inspector made clear that maintaining existing hydrological conditions was essential to the acceptability of the development. The developer has not demonstrated this, and the Local Planning Authority should not approve the application without clear evidence that the planning conditions have been fully satisfied.

The proposed access onto Wandleys Lane is poorly located between two bends. Although visibility standards may technically be met, drivers will have limited reaction time, creating a highway safety risk. The original Traffic Assessment also underestimated existing traffic levels, particularly vehicles using

Wandleys Lane as an alternative route to avoid congestion at the Fontwell roundabouts. Much of Wandleys Lane is too narrow for two vehicles to pass safely, and a 20 mph speed limit should be considered. There are no footpaths and therefore the Lane is too narrow to provide sustainable safe pedestrian routes whilst also providing two way access along the lane. There is a significant risk to pedestrians, cyclists and horse riders with the proposals as shown.

As Construction Management Plans have not yet been submitted, their impact cannot be assessed. However, previous developments on Wandleys Lane failed to follow approved management plans, resulting in significant disruption and safety concerns. Given the narrow carriageway, bends and overhead cables, construction traffic requires particularly robust controls.

In summary, Bellway Homes has failed to demonstrate compliance with several key conditions attached to the Planning Inspector's Appeal Decision. The development would cause significant harm to neighbouring residential amenity, create highway safety concerns, and fails to provide convincing evidence that Wandleys Copse and its hydrological regime will be protected. For these reasons, the application should be refused.

Kind Regards

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