

6th July 2026

Barry Holt
1 Wandleys Drive, Eastergate, Chichester, PO20 3SF
Chichester
West sussex
PO20 3SF

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: WA/51/26/RES
Site Address: Land East of Wandleys Lane Fontwell
Description of works: Approval of reserved matters following the grant of outline planning permission WA/35/23/OUT, for the construction of 95 No. new homes, access, new pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks and infrastructure, including details relating to the Sensitive Lighting Strategy, POS details and Part M Compliance. This application is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 5th July 2026 which has been recorded as an objection with the comments as follows:

OWPC84578

I wish to object in the strongest possible terms to the proposed development of 95 dwellings. By no reasonable assessment could a development of this scale be considered to have anything other than a significant and detrimental impact on the existing residents and character of the area. A site of this size would inevitably dominate its surroundings and fundamentally alter the nature of the local community. It cannot reasonably be described as being on the outskirts of an existing settlement. A review of the site plan clearly shows that it lies between two closely separated settlements. Arun District Council has previously identified development in this location as being contrary to its planning policies, and a previous proposal for development on this site has already been refused. These previous decisions should be given significant weight.

The proposed access via Wandleys Lane is entirely unacceptable. Wandleys Lane is a narrow country lane and is wholly unsuitable for the volume of traffic that a development of 95 dwellings would generate. It is not designed to accommodate two-way traffic safely in many places. Given the location of the development, it is reasonable to expect that most households will require at least one car, with many owning two. This could result in well over 200 additional vehicles using the lane on a regular basis, placing considerable pressure on an already inadequate road network and creating significant highway safety concerns.

The development would also introduce increased noise, traffic and general disturbance, resulting in a substantial loss of the quiet enjoyment currently experienced by neighbouring residents. The privacy and amenity of adjoining properties would be significantly compromised, which is unacceptable.

Local infrastructure is already operating beyond capacity. Schools, GP services and local shops are under considerable pressure. Although a new Co-op has recently been built, it has been required to serve the substantial growth already taking place in the area, including the major development at Fontwell. Additional housing has also recently been constructed along Wandleys Lane, which has already increased traffic levels. Any further development should be resisted until the necessary improvements to roads, healthcare, education and other essential infrastructure have been delivered. The recently opened GP surgery is already experiencing high demand, and local schools have limited or no capacity to accommodate further pupils.

There is also little evidence that developments such as this provide genuinely affordable housing for local young people. Instead, they appear to be driven primarily by commercial profit, with insufficient regard for the cumulative impact on existing residents and the surrounding community.

As this application remains under consultation, it is essential that comprehensive ecological surveys are completed before any planning decision is made. Particular attention must be given to protected species and the wider impact on local wildlife. These assessments must be undertaken prior to determination of the application, as any damage caused after permission is granted may be irreversible.

For all of these reasons, I believe this proposal is unsustainable and would cause significant harm to the character, amenity and infrastructure of the area. It would set an undesirable precedent for future development between the existing settlements and would be detrimental to both current and future residents.

I therefore respectfully request that Arun District Council refuses this planning application.

With Kind regards

Barry

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>