

23rd July 2026

Fletcher Kerkham
Willows
West Walberton Lane

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 23rd July 2026 which has been recorded as an objection with the comments as follows:

OWPC85300

I strongly object to this planning application due to the negative impact it will have on local residents, wildlife, infrastructure and the rural character of Wandleys Lane.

Highways and Traffic:

Wandleys Lane is not suitable for the volume of traffic that would be generated by 95 new homes. The road is already under pressure from the many developments built around Walberton in recent years. With very limited public transport, future residents will have little choice but to rely on cars, adding significant traffic to an already busy lane.

I am also concerned that pressure will grow to widen Wandleys Lane. This would damage hedgerows, trees and wildlife habitats that are an important part of the area's character. I do not want to see Wandleys Lane become another Tye Lane, where road changes have reduced its rural feel without solving the traffic problems.

Loss of Privacy and Amenity:

The proposed site sits higher than many surrounding properties, including my home, The Willows. Houses built on this land would overlook neighbouring homes and gardens, resulting in a significant loss of privacy. The development would also increase noise, vehicle movements and light pollution, changing what is currently a peaceful rural area.

Flood Risk and Drainage:

The area already has a high water table and often experiences very wet ground. Replacing an open field with houses, roads and driveways will reduce natural drainage and increase surface water run-off.

As the site sits above neighbouring properties, I am concerned that additional water could flow towards existing homes, gardens and the local stream, increasing flood risk and pressure on drainage systems.

Impact on Wildlife:

The field, hedgerows and surrounding area support a wide range of wildlife, including birds, squirrels and insects. There are also many newts in the area, particularly around ponds, ditches and the stream near West Walberton Lane.

The loss of this green space, combined with increased traffic, lighting and disturbance, will inevitably harm local wildlife and biodiversity.

Loss of Agricultural Land:

The field is currently used for grazing sheep and forms part of the rural landscape that many residents value. Developing it would permanently remove open countryside and further reduce agricultural land in the area.

Conclusion:

For these reasons, I believe this proposal would have an unacceptable impact on traffic, road safety, privacy, drainage, wildlife and the rural character of the area. I therefore respectfully request that Arun District Council refuse planning permission for the proposed development at Land East of Wandleys Lane.

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>