

27th July 2026

H. Deeny
The Street
Walberton

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 27th July 2026 which has been recorded as an objection with the comments as follows:

OWPC85372

I am writing to formally OBJECT to the detailed layout and design submitted under the Reserved Matters application WA/51/26/RES. While the principle of development was established under the outline appeal, the specific layout currently proposed fails to create a sustainable, cohesive, or safe community.

I urge the Planning Committee to reject the current layout and instruct the developer (Bellway Homes) to redesign the site based on the following material planning considerations:

We still have an outstanding housing need for accessible bungalows and yet this development only seems to include 4 in their plans and they are 1 bedroom which is useless for the older/disabled community who require live in care. (10% of the local population is over 90!)

These bungalows are also only being offered as 'affordable rented' which will require a private landlord and a financial security check!

The also are clumped together towards the back of the development, surely they need to be closer to the entrance allow ambulances and mini buses easier access. I would like to see this addressed before a decision is reached. To meet the current local need it would need to include at least 30% 2 bed accessible bungalows which is in line with policy HP6 in the local plan.

I would also like to point out that apart for 2 small properties cornered in at the very back of the site between the larger properties the rest of the 'affordable rented' properties have been situated along the same street. This layout directly violates Policy H SP2 of the Arun Local Plan, which dictates that affordable housing must be visually indistinguishable from market housing and integrated seamlessly throughout the development. By grouping the rented units together in one area the design creates a blatant visual and geographical hierarchy of wealth on the development, and as we have witnessed in neighbouring villages creates a 'them and us' scenario. The villages are already experiencing localised antisocial behaviour, including property damage and vandalism, driven by visible wealth divides on existing local estates. Duplicating this flawed layout on Wandley's Lane will exacerbate these safety hazards and create an unmonitored zone susceptible to further crime, failing the council's duty to design out crime.

I therefore request that this application be deferred or refused until the developer replaces this segregated plan with a genuinely "pepper-potted" layout, where affordable and market homes are evenly blended and indistinguishable across the entire site and includes a significantly increased number of 2 bed bungalows to meet local need.

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>