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walberton
west sussex
bn180qr

Your Ref: OWPC16018
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

27th October 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Planning Application with some matters reserved for up to 157 No. residential dwellings including 30% affordable. This application is a Departure from the Development Plan.

Land East of Wandleys Lane and West of West Walberton Lane Fontwell

Thank you for your internet representation made on 26th October 2017 which has been recorded as '**an objection**' with the comments as follows:

the development of land at wandleys Farm in Wandleys Lane will not be the straw that broke the camels back but the haystack.

With development in this lane the last vestiges of rural lifestyle will be wiped out in one fell swoop. Wandleys Lane has been classified by WSCC Highways as an Historic Rural Lane with Distinct Rural Character

Welbeck intend to direct upwards on 800 vehicle movements (their figures) up Wandleys Lane with the majority then going down West Walberton Lane to get to Barnham, Yapton, Ford, Littlehampton, and Bognor. This will mean that vehicles will be competing for road space with cyclists using the cycle route from Barnham to Slindon, which incidently exits the Dandara estate directly opposite the exit from the Welbeck development causing a dangerous conflict of road users. West Walberton Lane is a narrow lane with an appalling road surface, no street lights or pavements and increasing traffic on it would be very dangerous if not criminal.

How is it safe for Welbeck to disgorge upwards of 400 vehicles onto Wandleys Lane when Dandara were not even allowed to put an emergendy exit into that lane. Welbeck do not intend to develop the west end of Wandleys lane, where two cars find it difficult to pass, because they say that all vehicles will want to exit at the East end. this is not true as anybody wanting to go to Barnham Station, Bognor or Chichester will naturally go to the west end, thus contributing to the ever increasing traffic congestion, and frequency of accidents at the Fontwell roundabout.

They also say that there should not be a white line down the middle of Wandleys Lane as this would encourage drivers to speed, there is not a white line down this lane because it is too narrow for vehicles to stay on the correct side of a white line. No doubt they will not be proposing to put a footpath or street lights on the West section of the lane.

If the vehicles from the Welbeck site choose to turn up West Walberton Lane their choice is either to negotiate the

.Welbeck also state that they will be widening Wandleys Lane at the east end which is impossible without taking residents land, "Do residents have a say in this". As for affordable homes, there will not be any affordable homes, there will only be very small homes at premium rate as indicated by the recent development in the Street in Walberton. It is just another way for developers to make increased profits.

Welbeck state that they will have a program to encourage residents to use their cars less, however the buses are almost non-existant and workers are very reluctant to use public transport when it usually arrives much to early or too late, their program is just aother way to try and fool the council.

Taking this last green space in the Walberton/Fontwell area will decimate wildlife in all its varieties. there will be no more horse riding down the surrounding lanes, no more family strolls, no more cycling or walking to school, all of this will be too dangerous. Walberton at present is a well balanced rural village with an infrastructure that can support the community. The residents here have paid a premium for the rural environment they live in, and with this development they will suffer a drastic change in their situation, especially the senior citizens and the value of their properties will diminish greatly.

With another influx of people and vehicles the village will just become an urban nonentity without the necessary facilities to support the population.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning