

Ren Kitchener
Lashburn
Wandleys Lane
Walberton
West Sussex
BN18 0QR

Your Ref: OWPC16055
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

30th 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 29th October 2017 which has been recorded as '**an objection**' with the comments as follows:

The Government Inspector's conditions for application WA/22/15/OUT (Fontwell) cites only two permitted access points for the development, which prevents Dandara from using their preferred secondary access point into Wandleys Lane. If this were not a significant condition, then it would not have been listed as one of the main conditions. Therefore, the conditions were clearly set out to prevent Dandara from using any other access point, including access into Wandleys Lane:

Wandleys Lane is an ancient historic lane, going back to when Fontwell Meadows was Common Land (Eastergate Common). It is recognised as a country lane with distinct rural character, which is also recognised by Dandara. Therefore, County Highways and Arun D. C. twice upheld their refusal to allow Dandara access into Wandleys Lane, even for restricted emergency access and/or for a small development cul-de-sac, at great expense to Dandara.*

** Mr Smith commissioned Mr Haywood for the report.*

The lane is a single lane with no pavements or street lighting and it has long stretches of dense overhead tree canopies, the most impressive and identifiable being at the exact location Welbeck will clear, which is vital for preserving the ecology Welbeck themselves cite in WA/73/17/OUT.

The 1.2km lane is used by school children, who make their way to the four main schools in Barnham, Eastergate and Aldingbourne, and by cyclists, horse riders and dog walkers for the A27 underpass, leading to the National Parks. This application in terms of road improvements only considers the least usable 200m northern section of the lane, whereas the development will preferably use the 1km southern section of the lane, with no lane improvements:

Therefore, this development will see many more school aged children competing with increased traffic created by the development, on a vastly more dangerous, and longer section of the lane, comprising a single-lane, double blind-bend, with no lighting, pavements or speed control, revealing that Welbeck's current lane improvement scheme is merely 'cosmetic', with no substance: The mistake here is that Welbeck are promoting the benefits of a short illuminated, paved lane, that the majority from this development will simply not use. This is like saying; "we've added a safety switch to our piece of high voltage electrical equipment so that we can now expect to achieve BSi approval". But the safety switch doesn't actually do anything.

I firmly believe it has no substance, because we can clearly observe many school children using the lane to get to Fontwell from the main schools. We can also clearly observe the 'school-run' traffic - where, unlike Arundel Road, there is no traffic speed control measures

along this lane, or busy A27 intersection to join, which encourages a preference, as well as encouraging a preference for joining the A29, which is set to improve.

There is no mention of how Welbeck will uphold this solution if the application is granted purely on this basis i.e. the lane is 'access restricted' (width and height), so how are Welbeck going to prevent their wide heavy machines and high-sided lorries from using the wholly unsuitable southern part of the lane during construction? When complete, how are Welbeck going to ensure that their road improvement is used in preference to the longer unimproved southern section of the lane? If the improvements are a main condition for approval, then it must have conditions, if there are obvious and preferred alternatives. 'Putting signs up' will not solve this issue, there must be permanent robust measures put in place that can be validated to last the lifetime of the development, which includes 'offers' of free bus shuttle services.

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 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