

John Pilling
12 The Meadows
Walberton
Arundel
BN18 0PB

Your Ref: OWPC16076
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

1st November 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 31st October 2017 which has been recorded as '**an objection**' with the comments as follows:

This development falls outside the Neighbourhood Plan, the Arun District Local Plan (yet to be revised), the HELAA and the recognised built up area of Fontwell. It represents a very substantial increase in housing numbers in an area notoriously poorly served with buses, doctor's surgery, a local primary school and any local shops. This would mean that there would be multiple car journeys each day which could not be mitigated. These journeys would all involve exiting on to an unsuitable access road with junctions in the near vicinity which are already poorly designed for any additional traffic, especially the mini roundabout at the north end of West Walberton Lane which is so poorly designed that most traffic either goes over the centre or passes on the incorrect side of the roundabout when travelling east. The concerns about the destruction of wildlife habitat have been rehearsed in the submitted documents, together with the dangers of flooding. In the light of the extraordinary decisions taken recently by the planning committee of Arun District Council in relation to overdevelopment of land in Fontwell and Walberton with complete failure to be guided by the wishes of local residents it can only be hoped that the multiple reasons for this development to be considered unsuitable will for once be heeded. Otherwise there is little credibility left for local democracy.

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