

Ren Kitchener
Lashburn
Wandleys Lane
Walberton
West Sussex
BN18 0QR

Your Ref: OWPC16151
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

3rd 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 3rd November 2017 which has been recorded as '**an objection**' with the comments as follows:

The TRANSPORT ASSESSMENT APPEDIX B-G shall be rejected because it is incomplete, incorrect, misleading and inconsistent with other independent surveys for access requirements into Wandleys Lane.

Here are the reasons:

- 1/ The drawings show a rather wide two lane carriage way south of the entrance. This is actually single lane carriage that extends nearly mile, and there would be little point in adding a 'cosmetic-fix' to that part for such a short distance - it has no usefulness. In other words, instantly joining a 10 metre dual lane from a single lane will have no effect on shifting the traffic to the correct side of the road in time, and they are preserving the tree-line and hedges along the south side of the entrance, meaning that visibility is obscured.*
- 2/ The traffic count seems a bit low, I've counted higher traffic densities on any particular day, so this should be repeated, specifically on a school term, because the totalising instrument may not have been correctly calibrated by a NAMAS accredited test house, where to validate it, up to date NAMAS calibration certificates should be provided, alongside test records for the installation, to ensure that the instrument is working correctly and reliably. This would normally be covered in the surveyor's Quality Manual if they are indeed an 'ISO 9000' company. The instrument must also account for horses.*
- 3/ The survey has completely ignored pedestrian and school children that WILL make their way along the south part of the lane for the main schools and primary schools in Barnham, Eastergate and Aldingbourne - it is, by far, the quickest route to take. The drawings do not show a pavement and/or cycle track on the southern side of the entrance. Here, there is only a narrow single lane with no lighting, no pavement, no speed control and a very dangerous double blind bend to negate. It is absolutely unprofessional to state that, because you have made the safety improvement north of the entrance, that School children and cars will not use the southern route from the entrance. They DO and they WILL, with or without warning signs.*
- 4/ Where are the segregated cycle lanes from the development?*
- 5/ Where are the traffic predictions from the Dandara site and mitigation measures to account for this and other sites that may also appear along the lane due to 'the gold-rush' residence being set for this access restricted lane with distinct rural character?*
- 6/ Where are the mitigation measures for including the short cutting from the A27 to the A29 to avoid the two Fontwell roundabouts that may be traffic-light controlled in the future?*

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