

Barry Holt
1Wandleys Drive

Po203sf

Your Ref: OWPC16166
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

6th 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 6th November 2017 which has been recorded as '**an objection**' with the comments as follows:

*Barry Holt
Wandleys Drive*

I strongly object to any development running along Wandleys Lane and Eastergate Lane as these are semi-rural areas and consideration needs to be alongside the recommendations from local parishes. This is not within any development plan. Any development will cause further impact on highways in an already congested area and visibility of access points will be hazardous, there is no statement from Highways yet to comment on.

Commuters will use Wandleys Lane and Eastergate Lane as well as West Walberton Lane to avoid Fontwell Avenue queues, the infrastructure and the restricted weight limits ON THESE RURAL ROADS are not designed for this. Wandleys lane is barely a single carriageway.

Wandleys Lane has also been classified by WSCC Highways as Historic Rural Lane This land is listed under Yapton parish and not Walberton previously said. under the HELAA report section 3.1 this land is not developable. Page 423 & the north side Page 319

With this development it will be dangerous to the public, pedestrians, horses, and bike riders and dangerous for local users, the roads have narrow bends, and I believe it will be hazardous to non-car users.

The access east from Arundel road onto the the A27 will cause many accidents as their is no slip road and the road is 70 mph, this will cause people to use the surrounding roads including fontwell village

From the small roundabout from Arundel Road down West Walberton Lane into Wandleys Lane the vision is inadequate. Wandleys Lane is not fit or designed for two way traffic.

Public Busses are very limited, the development of the proposed site to 157 Dwelling will create additional 270 minimum cars to the area this will be very dangerous for the local roads,

With the proposed Application of the development Nova paddocks will also create Minimal 60 vehicles to the area,

With an application to build 22 dwellings on Barnfield house,(46 cars minimum)and the proposed development of 268 dwellings AL/102/17/RES Fontwell Avenue this will create another 400 + cars to the area, and any other further applications pending.

Also with the addition proposal of 400 dwellings on Fontwell Meadow (Min of 700 to 800

cars) Only Fontwell Meadow was the only site allocated on the proposed new development plans issued this year by the council Arun Local Plan March 2017, this also does not take into consideration the other projects being developed in Barnham, Walberton and Yapton.

The doctor surgeries and local primary and secondary schools are already overloaded and will struggle with all the already proposed developments. No further planning should be considered as the infrastructure of the village and adjoining villages cannot sustain this increase.

Increase in flood risk in an already limited to drainage within the area which is already prone to overload.

The habitat in this semi-rural area has to be protected and no consideration has been made for this. Various deer, birds, Owls, and other species that are in the neighbourhood There has not been any consideration for the community and habitat.

Barry.

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