

Peter Sennitt RIBA
Spinneys
West Walberton Lane
Arundel
West Sussex
BN18 0QS

Your Ref: OWPC16217
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

9th 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 8th November 2017 which has been recorded as '**an objection**' with the comments as follows:

Strong Objections based on the following :-

OVERLOOKING & LOSS OF PRIVACY

A block of flats is shown squarely across the end of our garden which due to the raised ground levels of the site will have habitable rooms of 4 (that's FOUR) dwellings on ground & first floors looking straight down our garden into our South facing single storey property.

VISUAL AMENITY

Difficult to quantify the severe loss of visual amenity that a development of this particular bulk will have irrespective of any "design enhancement".

HIGHWAY SAFETY

Wandleys and West Walberton Lanes are currently very difficult routes for existing traffic levels and extremely hazardous for pedestrians, cyclists and the many horse riders that use these lanes. Wandleys Lane is classified by WSCC as a "Historic Rural Lane" that will be destroyed by an additional 6-800 daily vehicle movements.

TRAFFIC GENERATION

West Walberton Lane is already a rush hour traffic route (rat run) twice a day so any additional vehicle movements will exacerbate the current problems even with some "tinkering" of the northern end.

NOISE & DISTURBANCE

The addition of 15 let alone 157 dwellings will inevitable create considerable noise and disturbance to not only those properties that face onto the development site but to the surrounding area.

LAYOUT & DENSITY OF BUILDINGS

Instant urbanisation of this rural area will drastically change the character of the area. The slight reduction in density from the "consultation" in July is just a sop to a negotiating position. The density is till far too high for this rural area and is NOT "more suited to Fontwell's semi rural identity"

ROAD ACCESS

The two roads planned for the estate access appear to be suitable for a single driveway and certainly not for the huge number of proposed traffic.

LOCAL PLANNING POLICIES

The local infrastructure is close to capacity and a development of this size will force facilities into collapse.

DEVELOPMENT PLAN

The site was not selected as a preferred development site by the local plans. In my view it is irrelevant that the developers agents claim that the local councils plans are out of date-

these are the wishes of the local residents who were properly consulted an number of times not just an exhibition of glossy artists impressions. Small infill sites are the preferred solution favoured by ALL local residents and was demonstrated in the local Councils framework plan.

PREVIOUS PLANNING DECISIONS

A number of local sites have now received (after appeal) approval as cited in the developers statements and I would consider that these are more than sufficient to meet the requirements of National and local governments.

ENOUGH IS ENOUGH

NATURE CONSERVATION

The presence of Bats, Deer and Owls all cited by other objectors provides sufficient reasons for refusal on their own.

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