

Glen Hampshire
OldOak, Wandleys Lane,
Walberton,
Arundel,
West Sussex.
BN18 0QR

Your Ref: OWPC16252
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

13th 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 12th November 2017 which has been recorded as '**an objection**' with the comments as follows:

I have so many objections I don't know where to start. I read the transport report and what they are proposing to do to Wandleys Lane and I could have cried. ADC officers wanted to see that journeys to and from the site would not be entirely car borne, that may be the case for leisure activities at the weekends but they are not being realistic as the majority will still travel to and from work by car. They talk about having additional bus routes to local schools and train station but cannot guarantee that they will be used. The additional linked cycle and walking paths will take people to the village and bus stop, but there are virtually no amenities in the village and very limited buses. The increase in houses will mean increased traffic in the form of home deliveries as more and more people shop online. Safety for all users of Wandleys Lane will only be achieved if the whole character of the Lane is destroyed. Increasing the width of the road to accommodate pathways and access means destroying hedgerows and natural habitats for all the local wildlife. One of the best things about living in the Lane is how quiet it is at night with no light pollution. The Lane is home to bats and other nocturnal animals, additional street lighting would be detrimental to them and the residents that enjoy the Lane as it. Last year we had an extension built which resulted in ADC putting a Tree Preservation Order on the 400 year old Oak Tree in our garden. We were not allowed to do anything that would affect the tree or roots and had to have special foundations at considerable cost to protect the tree roots. So ADC cannot possibly allow the developers to do any alterations to the road or pavement at the junction of Wandleys and West Walberton Lane as it would be within the Tree Root Protection area of this tree.

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