

Dr Ashley Levantine
Kingfishers
West Walberton Lane
Walberton
Arundel
BN18 0QS

Your Ref: OWPC16267
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

14th 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 13th November 2017 which has been recorded as '**an objection**' with the comments as follows:

I wish to strongly object to the planning application made by Welbeck. Not only is it a departure from the development plan, but there are many other reasons why it should not be passed. I would be very, very grateful if you could read all of my comments.

Wandleys Lane is very narrow. For much of its length 2 vehicles cannot pass without pulling over on to the verge. Any widening would mean destroying hedgerows and trees. I gather that at the moment there are 60 to 80 vehicle movements a day in Wandleys Lane, and the Welbeck development would result in 600 to 800. People travelling to Walberton, Ford and Littlehampton etc would use West Walberton Lane and Walberton village as a shortcut. At peak times traffic is backed up at the Fontwell roundabout. The street in Walberton is very congested at these times and with school drop offs and pick ups.

There are very active horse riding stables at Wanley House in Wandleys Lane. There are many riders every day using Wandleys lane and also W. Walb. Lane. There are many bends in both lanes making it extremely dangerous with more traffic. W. Walb. Lane is on the cycle route. In addition mothers walk their children to and from Walberton school or on the back of bikes. Children walk on their own. Frankly it is dangerous to walk in WW Lane.

Because of the increase in traffic, together with rainwater flowing down WW Lane it is subject to dozens of potholes. This will become much worse.

There are large proposed developments at Tuppens Field, Dandara at Fontwell and possibly Barnfield. This is too much for such small villages. Walberton School is already full, GP surgeries have no spare capacity. There is a massive shortage of doctors, and there is no prospect of this improving for many years. Local hospitals are at breaking point. Surely we have had our fair share of development without having to have Welbeck.

For years there has been a problem with sewage appearing at the ends of people's gardens on the south side of W W Lane. This has been a reason for objection to the Barnfield site. This will become worse.

At the moment Wandleys Lane is rural. A large part of Agricultural Land will be lost for ever. Welbeck intend to install street lighting. W W Lane is almost a mile long, and we

survive with only 4 or 5 dimly lit lamps for the whole lane. The light pollution from the Welbeck development would ruin the area.

We chose to move in to W W Lane 42yrs ago because of the lack of light pollution and the rural aspect. Please consider my comments.

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