

David Jones
Brookside
West Walberton Lane
Walberton
Arundel
BN18 0QS

Your Ref: OWPC16264
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:

Dear Sir/Madam.

WA/73/17/OUT. Re this planning application I wish to register my objection to this scheme. I have lived for many years in one of the so called "cluster of dwellings" referred to in the application so I am extremely familiar with the area surrounding the proposed development. The open rural view that attracted me to live here would be replaced firstly with a building site and then a vista of two storey houses, some of which will look down on me from a slightly elevated position. It is shown that residents of an address in Eastergate Lane which is 400 mtrs away will barely see the development and this is a plus feature. It seems that my location wouldn't be so fortunate.

WILDLIFE. There is a deer population in the adjacent wood and they are regularly seen in the field. How they and the other well documented wildlife will interact with firstly a building site and then a new pet population of cats and dogs would remain to be seen.

WANDLEYS LANE. I regularly use this lane and meeting another car will usually mean one driver giving way. Two commercial vehicles meeting would be a problem especially with heavy vehicles needing access to the site.

WALKING AND CYCLING. Provision is made for a total of 391 car spaces (including 56 homes with garages and 46 visitors) together with 314 cycles. New residents will be encouraged to walk, cycle or use a bus where possible to promote a healthy lifestyle. However the school runs and visits to a dentist or surgery would generally involve a car or bus as the local Lanes are simply not up to support additional heavy usage by cyclists and bikers. Personally I would not wish to cycle or walk down either Lanes although years ago this was not a problem for me.

TRAFFIC. Both Wandleys Lane and West Walberton Lane have gradients. Both are regularly used by horses ridden sometimes in pairs and sometimes with an escort alongside. Most of the traffic is expected to leave and return at the "T" junction with West Walberton Lane. However approaching from the North and turning right into Wandleys Lane requires great care as it happens to be sited on the left hand bend going down West Walberton Lane. Vehicles travelling to Arundel or North on the A29 will join the A27 dual carriageway where there is a 70mph speed limit. From a standing start it is important to move to the outside lane within 300 mtrs as soon as safety allows in order to enter the roundabout correctly. Consideration should also be given to the increased traffic

flow travelling through Walberton village.

CONCLUSION. Current applications in the area between Eastergate and Walberton amount to over 1000 new homes. This in a location without easy access to banks, libraries, supermarkets, cinemas, schools, surgeries, diy. centres, churches etc. This must be a factor to be considered by many potential buyers.

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