



Woodside
Wandleys Lane
Walberton
Arundel
West Sussex
BN18 0QR

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

9th November 2017

For the attention of Mr M Eastham, Case Officer

Reference: WA/73/17/OUT - Outline Planning application for up to 157 houses on land to the East of Wandleys Lane and West of West Walberton Lane, Walberton by Welbeck Strategic Land.

Dear Sir,

I write in connection with the above planning application. I have looked at the plans and supporting material and as our property is adjacent to the subject land, I therefore know the site and surrounding area well.

I wish to object strongly to the development of these houses in this location.

The application is unsustainable.

The environmental effects are, at a minimum;

- loss of habitat, feeding locations and wildlife 'highways' to protected species on and around the site, through development of a green field space and increased traffic levels on local roads.
- reduction of water absorption by over building on open fields, leading to risk of increased flooding (there has been past recent flooding of the Lane, necessitating road closure for 6 weeks).
- additional detrimental pressure on local water/sewage works.
- increased noise/light/traffic pollution in a rural environment.

Social effects are, but not limited to;

- loss of the rural, quiet and attractive local environment through increasing urbanisation of a country lane.
- increased pressure on local schools/hospitals and medical centres, all of which are at capacity already.
- increased traffic congestion on both local roads and the surrounding link roads - the 'Fontwell roundabout' has been over capacity for some years and this will only deteriorate with this development.
- no access, other than by car, to shops/health/education facilities. This is not a suitable site for any family/elderly person without personal transport as it is remote and poorly served. Local

development at Hunters Mews in Fontwell was approved in anticipation of increased bus provision - this has not happened.

- poor public transport; few bus services (x 3 a day to either Chichester or Arundel, none to coastal towns) and over 2 miles walk to the rail station at Barnham on unlit roads.

Some of the economic issues are;

- an disproportionate increase in the size of the village (the parish has 875 households spread across the 3 villages of Fontwell, Binsted & Walberton, this suggests another 157....in addition to the 400 approved for the centre of Walberton) with no improvement in facilities
- no discernible increase in local employment. Other local housing developments remain unsold - possibly indicating less local demand than the Government implies.

The assessment made by or on behalf of Welbeck has looked at the land alone and does not make sufficient consideration of the surrounding environment. Wandleys Lane is classified as a 'Historic Rural Lane' and to describe the single lamp post at a T-junction and signage warning of horse riders on the road/bends in the road as making the Lane 'semi-urban' is disingenuous.

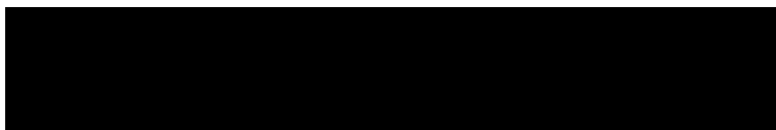
There is little room along the length of the lane for two cars to pass, other than at very low speed and great care and there is inadequate space to extend the highway. Where the plans suggest the road will be widened to include a cycle path and footpath, pinch points limit this to an insufficient 4.6m. A presumption seems to have been made that cars will turn right when exiting the development - two of three local primary schools and the local secondary school, as well as the shortest route to the rail station/ Bognor Regis would mean cars would in fact turn left (saving themselves approx 2.5 miles additional journey and not having to negotiate the busy Fontwell A27/ A29 roundabout) and negotiating the narrower end of the lane. Drivers cannot be forced to take the longer journey without closing the lane halfway down, clearly impracticable for residents.

I am also concerned that presumption is made that access across another development will be possible (since this is as yet un-approved) - to a 'village centre' that does not as yet exist - surely judgement of this plan must be made on its own merit and not in the hope that a secondary development may exist in the future.

This is a departure from both the local plan and HELAA (which states the land is 'too remote from the existing village to be sustainable') and as such should not be approved.

Finally, please note that my submission is in respect of the proposed development. Whilst I have taken every effort to present accurate information for your consideration, as I am not a decision maker or statutory consultee, I cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching a decision.

Yours sincerely



Amanda Sutton