

Suzanne Clark
Mallards
Eastergate Lane
Walberton
BN18 0BA

Your Ref: OWPC16293
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

15th 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 14th November 2017 which has been recorded as '**an objection**' with the comments as follows:

This development is contrary to Walberton, Binsted and Fontwell's made Neighbourhood Plan. The site is outside the built up area boundary, which was revised and extended in Fontwell in our NP.

Wandleys Lane is totally unsuitable for traffic of the volume that this application will generate. A narrow country lane with, in parts, insufficient width for 2 vehicles to pass.

How can this traffic be contemplated when the Fontwell Meadows developers were advised quite clearly that they could not have any vehicle access on to Wandleys Lane, even for a small cul de sac with a few homes.

Our parish has 36.8% of households with 2 cars (national average is 24.7%, and 11.6% with 3 cars (national average 5.5%).

Public transport is sparse - hence only 4.7% of our residents use this to travel to work (English average 11%).

The traffic report is based on national data and is therefore completely irrelevant in this parish.

Arun's emerging local plan

This land east of Wandleys Lane has not been considered an appropriate, sustainable option for residential development, through any of the iterations or scenarios identified in the options for the Local Plan.

Arun was cautioned ADC by the original inspector to not pre-judge sites or areas for delivery. In HELAA the Site was considered not developable due to constraints relating to the site access and potential impacts upon the Lidsey Catchment. It was also confirmed that the site was too remote from the existing village to be considered sustainable. Without any services or facilities on-site, it is socially unsustainable due to the distance that future residents would need to travel to benefit from the nearest services.

Paragraph 32 of the NPPF states that safe and suitable access to the site needs to be achieved. Paragraph 32 goes on to state that development should be refused on transport grounds where the residual cumulative impacts of development are severe.

Improvements to the access require significant hedgerow / tree removal in order to widen the lane, which do not align with the ecological and amenity requirements of retaining such vegetation along Wandleys Lane.

I don't believe that the proposed access into the site is safe and suitable in the context of Paragraph 32 of the Framework.

The transport assessment also does not recognise the identification of Wandleys Lane as a local equestrian route within the Made Walberton Neighbourhood Plan. The significant increase in traffic flow and vehicles entering / leaving the access route would provide major disruption along this single access track.

*I trust that you will note all the objections and refuse this application.
Thank you*

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