

Mr E and Mrs L Stockdale
Stansted
West Walberton Lane, Walberton,
Nr: Arundel
West Sussex
BN180QS

Your Ref: OWPC16297
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:

Our objections to this development are as follows:

- 1) The increase in traffic and speed of traffic. The increase in width of the north section of Wandleys Lane may make the situation more dangerous than it already is. There will be a large increase in traffic at the Wandleys Lane/West Walberton Lane junction where we have seen many near misses as cars come off the A27 at speed turn left at the mini-roundabout into West Walberton Lane and then go right into Wandleys Lane often cutting off the corner. No regard is given to horse-riders or cyclists particularly. Many cars already go the wrong side of the mini-roundabout at the West Walberton Lane/Arundel Road junction. Both Wandleys Lane and West Walberton Lane are used as cut throughs at rush hours to avoid the very busy A27 roundabouts. On both Wandleys Lane and parts of West Walberton Lane we often have to pull over onto the verge to pass vans, 4x4s and even small cars in Wandleys Lane. Both lanes are totally unsuited to an increase in traffic as is The Street particularly at school drop-off and pick-up times.*
- 2) The residents of these villages voted on a Neighbourhood Plan which was sensible and sustainable for our small villages. Small developments scattered around the villages would enable rural life here to continue. The effect of the 400 houses being built at Fontwell will already put this in jeopardy but it seems this will go ahead regardless.*
- 3) There is already insufficient cover from doctors and dentists in this area. We now have to travel to chichester for NHS dental appointments and struggle to get routine doctors appointments even in the quieter summer months.*
- 4) As the properties along the south-west side of West Walberton Lane are set lower than both the north side of the Lane, and the field the proposed development would occupy, it is very likely that these properties will be in danger of flooding and it will likely also make flooding and sewage overflow problems extend into the villages of Walberton, Barnham and Eastergate. There will also be significant overlooking of these properties from many of the two-storey properties of this development.*
- 5) The effect on the wildlife in both the current field area, and Wandleys Lane and West Walberton Lane with their overhead tree canopies and hedgerows, will surely be massive. The increased traffic, light and noise pollution will make it unsustainable for several resident populations of deer and bats particularly.*

While appreciating the need for more housing - which the Neighbourhood Plan had addressed - this development is surely completely inappropriate for the rural area, its infrastructure and social facilities.

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