

Peter Edgeler  
Silver Wings  
Arundel Road  
Walberton  
BN18 0QP

**Your Ref:** OWPC16348  
**Our Ref:** WA/73/17/OUT 09-10-2017  
**Please ask for:**  
Mr J Baeza

16th November 2017

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5**

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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 16th November 2017 which has been recorded as '**an objection**' with the comments as follows:

*Access to the site is inadequate with both the single vehicle and emergency access being close together on Wandley's Lane.*

*The traffic studies supporting the application are inadequate as they appear to assume the majority of traffic accessing or egressing the site will be heading to or from the A27 and focus on the A27/A29 junctions or the relatively short stretch of Wandley's Lane between the proposed site access and West Walberton Lane.*

*Locally to the application site there are references to the junction between Wandley's Lane and Fontwell Avenue to the West but without mentioning that Wandley's Lane to the West of the site is not suitable for increased traffic movements on grounds of safety alone.*

*Adjacent to the site, the same limitation applies to West Walberton Lane in particular from the Eastern end of Wandley's Lane towards Walberton Village. These may seem unimportant arguments to the developers but both Lanes are typical country lanes being mostly unlit and with no footpath. West Walberton Lane is already suffering from the effects of traffic and a lack of maintenance with numerous pot holes and collapsed drains leaving the surface dangerously uneven yet it is part of a dedicated cycle route. Most importantly though both Wandley's Lane and West Walberton Lane are the most likely routes to and from the site to local Junior, Primary and Secondary Schools none of which are within easy walking distance.*

*With regard to the proposed highway improvements included in the application, in my opinion even these are inadequate for two main reasons.*

*Firstly, if the applicants are correct about routes of traffic access and egress, then the pedestrian access for the site to and from the proposed open space to the North of Wandley's Lane will cross Wandley's Lane precisely where the majority of traffic to and from the site will be travelling. As a result there is a potential conflict between vehicular traffic and pedestrians or cyclists.*

*Secondly, I am not convinced the junction improvements suggested for Wandley's Lane/West Walberton Lane are adequate. My experience as a local road user is the approach southbound from Arundel Road on West Walberton Lane is the right turn into Wandley's Lane is blind to traffic northbound on Wandley's Lane. I would also like the*

*planners to note the mini roundabout at Arundel Road/West Walberton Lane is already ineffective like many others in the area.*

*My only comment about this application with regard to the A27/A29 junctions is that takes little or no account of the impact on that junction of other applications made or approved within a mile or so of the site let alone the major developments proposed in the Local Plan at BEW or a possible bypass for Arundel; all of which will affect the flow through the Fontwell roundabouts.  
raised over the Wandley's Lane/Fontwell Avenue*

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