

Mr W. Pethers
Manor House
Binsted Park
Binsted Lane
Arundel
BN18 0LQ

Your Ref: OWPC16356
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

17th 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 16th November 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr Eastham,

Land East of Wandleys Lane and West of West Walberton Lane Fontwell.

I object strongly to the proposed major development at Wandleys Lane for the following reasons:

The proposed site was not designated for development under the approved Neighbourhood plan policies.

The site chosen is located outside of the Fontwell built up area and should therefore not be permitted, as it is contrary to the existing Local Plan.

One hundred and fifty-seven dwellings will put an additional severe strain on the local schools, surgeries and public services. This can only go further to aggravate the chaos to the Walberton Parish predicated by the other major developments being forced through by the Arun District Council against the will of the majority of residents. The assessment for this site is clearly listed, as being contrary to Arun's own HELAA both for the constraints of site access and its remoteness from the existing village to be sustainable.

The roads leading to and from the development are narrow country lanes without a footpath or cycle track. West Walberton Lane, in particular, is always in a poor state of repair, subject to flooding and much used as a 'rat run' from the A27 for Walberton, Barnham and Yapton. The route is most likely to be favoured by school children from the new development to attend the local Walberton primary school. No public transport is available on this journey and the traffic dangers for young pedestrians and cyclists are immediately apparent. To use this route therefore, without a major safety upgrade to the road and its junctions, would be totally unacceptable. It is doubtful that the WSCC would want entertain such a large investment to improve this minor road.

Your faithfully,

Mr William Pethers

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