

F Dixon  
Barnfield Cottages  
Arundel Road  
Fontwell  
West Sussex  
BN18 0SE

**Your Ref:** OWPC16433  
**Our Ref:** WA/73/17/OUT 09-10-2017  
**Please ask for:**  
Richard Temple

27th 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 24th November 2017 which has been recorded as '**an objection**' with the comments as follows:

*I firmly believe that the existing approval of up to 400 new homes and the associated commercial development will already fill the roads, services and amenities around the proposal area to capacity, and as such the proposed Wandleys Lane addition of a further 157 homes should not be approved.*

*The proposed development site itself is situated on a stereotypical "narrow country lane" (with a 7.5 ton limit) and as such has no means of bearing the increased traffic flow to the south, which would be the main daily route to the closest secondary school and train station. Similarly, the road exits in the north into West Walberton Lane; another country lane in terrible state of repair which is already crumbling (literally) under its present load. West Walberton Lane would present the most accessible option to the primary school, and with its own lack of footpaths mean that driving to Walberton and Binsted Primary School is the only option for future residents. This road is also subject to flooding due to overflowing drains, which draws another concern as the plans show the Wandleys Lane development waste water needing to be pumped uphill...interesting.*

*As stated in the initial consultation response, "The Director for Children and Young People's Services advises that it appears that at present primary/secondary/further secondary schools within the catchment area of the proposal currently would not have spare capacity and would not be able to accommodate the children generated by the assumed potential residential development from this proposal". This hereby confirms that parents currently living in catchment areas of said schools would have their own children's education suffering, along with any potential residents of the future development if more children were squeezed in.*

*I believe, although am no expert, that the current site (as well as areas to the north of Wandleys Lane) are afforded some recognition as countryside. As such the proposed development surely contradicts both Gen2 and Gen3 of the Arun Local Plan. The very fact studies for Barn Owls and Dormice are being carried out confirms its countryside status in my view. It is a popular route for equestrian use and cyclists also; two further healthy pursuits that would result in participant injuries before dying off in favour of more cars on the road.*

*The proposed site has parking for over 390 cars, although the WSCC parking demand calculator approximates that 420 would be required. This in itself is a clear indication of the extra daily vehicular movement down the narrow country lane.*

*When this application is laid along side those in Eastergate, Walberton and Yapton (among others) I do genuinely wonder how schools, doctors and roads will cope. I'm a young man; I appreciate the need to evolve, but you only have to drive around the block to*

*realise it really is a silly place to be building so many more houses. The infrastructure won't cope as the schools and doctors are already full. There is zero public transport. There are no amenities for provisions within walking distance bar a petrol station. The main linking road the A29 is full (and the proposed "improvements" to A29/A27 Fontwell roundabout will only mildly defuse the Dandara site resident traffic, resulting in more commuters rat-racing down Wandleys Lane) and West Walberton Lane is in bits. I firmly believe quality of life of existing residents would be put in jeopardy from school, healthcare and traffic concerns and that the offering for potential future residents is just as bleak.*

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