

Ren Kitchener
Lashburn
Wandleys Lane
Walberton
BN18 0QR

Your Ref: OWPC17342
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Richard Temple

12th February 2018

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 10th February 2018 which has been recorded as '**an objection**' with the comments as follows:

Re: Access Proposal 38848-5501-004A Rev A. The main focus for safety here is that access and use of the road for this number of homes requires a wider carriageway and footpath. The reality is masked 30 metres south of the entrance where the lane significantly and abruptly narrows, then negates a double blind bend (with multiple access points). No consideration has been given for this section of the road, which WILL be used in preference. At the moment, no figures have been provided - only guessed opinions, without considering the Schools/School-runs and Journeys to Bognor Regis (shops, beaches, retail parks and places of employment). The Northernmost section of the pathway actually leads to nowhere - I wouldn't use this at all (I live here). The shortcut through Fontwell Meadows is a good half-mile from any facilities or bus-stop. It always looks good and convincing on paper, but here, the 'full story' is conveniently suppressed and the facts are omitted. This is a dangerous (and unattractive) solution, and I truly feel that there will be, along Wandleys lane, an increase in accidents, injuries and unfortunately, a possible fatality involving schoolchildren, cyclists, dog walkers and Horse riders. As stated before, Sussex Police will not let Speed-Watchers monitor this lane because it is too dangerous. 'Assuming' that this minimal lane improvement will address the safety issues, will be a wildly incorrect assumption. Only 'pure-luck' will show otherwise. Finally, the VERY long cycle routes to Bognor Regis and the Chichester are only for the very fittest and very youngest. I am a good cyclist, but I would never consider cycling from here. So Welbeck's cycle route argument is simply a tick-box exercise with no substance.

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