

Josh Cole
8 Holmdale, Wandleys Lane, Eastergate

PO20 3AA

Your Ref: OWPC17399
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Richard Temple

19th 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 17th February 2018 which has been recorded as '**an objection**' with the comments as follows:

We agree with many of the themes arising from the well-attended public consultation, details of which are included in the Statement of Community Involvement. The below shows why, on balance, the significant harm generated from such a scheme would outweigh any perceived 'benefits' - particularly benefits for the existing community, of which there seem to be very little. It is also worth adding that the scheme should not be given consent in the absence of a Local Plan; that is failing local residents.

1. Any development here should be seen in the context of current Council policy, not in terms of the draft modifications to the Local Plan which is not yet approved (consultation to close 23 Feb 2018). This is particularly true in the case of secondary school provision in this area, where the Council's commitment to a new school is proposed to be changed from 'The Council will deliver a new school' to 'The Council could deliver a new school, potentially'. It is also noted in the Planning Statement that the most recent Arun Local Plan and 'made' Walberton Neighbourhood Plan that this site is outside any settlement boundary. It may be close to a site in the settlement boundary, but it has not been identified in policy terms as being within one.

2. Overdevelopment, especially when seen in context of the neighbouring development to the east of Fontwell Avenue. The Planning Statement says that as there is no Development Plan the scheme should be consented unless the cumulative impact on public transport is 'severe'. The applicant's Transport Statement says that alongside improvements to the Fontwell roundabout, a Framework Travel Plan is needed to effectively make the impact not 'severe'. No guarantee such a Travel Plan will work; in fact given the lack of local public transport already and distance from Barnham Train Station one would expect it wouldn't.

4. The Planning Statement says that cars are not needed to get around in the local area. First, centres of significant employment are not located here; they are a car's drive away. The fact that there are a couple of village pubs nearby does not mean that car use will not be as drastic as the applicant might think.

5. Similarly, public transport in the area is poor, from 15 years experience living on WL. It is laughable to claim that close location to bus stops on Arundel Road can form a serious part of a justification for the density proposed.

6. Wandley's Lane is a 'lane'; in places two cars cannot currently pass one another. The road surface is in also in need of repair along a considerable stretch of the road, including next to the application site. Any development should include facilitation of improvements/widening of the road and accompanying pedestrian walkway as far down the lane as possible. New cars from the development will cross down the southern end of

the lane every day; this scheme does nothing to solve the inevitable problems in that area.

7. 30% affordable housing - while an admirable attempt - would ideally be improved to 35%. A published viability statement would be helpful in this regard.

9. The Council should not 'fast-track' this application just because it is coming in behind the contentious Dandara scheme (probably intentionally to let Dandara take the political heat). The application, partly noting its location outside the settlement boundary, should be closely scrutinised, especially by Members should it get to Committee, and not nodded through. Local residents deserve proper scrutiny.

10. Council consultation: signs are not displayed along the full stretch of Wandleys Lane (our house and neighbours only came upon notification of the application when walking along the road, as we often do), which should have been put up.

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