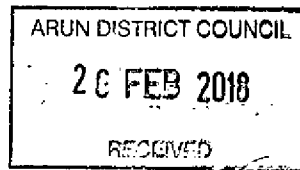


Woodside
Wandleys Lane
Walberton
Arundel
West Sussex
BN18 0QR



Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

23rd February 2018

For the attention of Mr Temple, Case Officer

Reference: WA/73/17/OUT - Supplementary plan - Indicative road layout and access plan
38848-5501-004 REV A

Dear Sir,

I write to you again, further to my objection of November 2017, in connection with the above planning application.

I have looked at the supplementary plans and as our property is adjacent to the subject land I know the site and surrounding area well.

I wish to object strongly to the development of these houses in this location and the proposed road development.

The application continues to be unsustainable.

The proposed widening of the lane will render it an urban road - completely changing the character of the local environment. In addition the widening does nothing to mitigate the increase in traffic along the Lane.

There is no way of preventing people from turning left out of the development - into the narrow Lane towards Fontwell Avenue, and many will wish to do this - it is the obvious route to two local primary schools, the only local secondary school and the nearest Doctors surgery. In addition, since the closure of the local Post Office it is the quickest route to an alternative (saving themselves approx 2.5 miles additional journey and not having to negotiate the busy Fontwell A27/A29 roundabout) as well as the shortest route to the rail station and to Bognor Regis.

Many children already walk or cycle to school along the length of the lane and the danger to them is obvious - indeed, widening the lane at any point is likely to increase the speed at which cars believe they can approach this route, whilst at present the narrowness of it has some value in slowing traffic in the vicinity of cyclists, pedestrians and horse riders.

The footpath proposed leads nowhere - even if the planned Dandara development is built, there is a 4 hectare space between this and the nearby houses to create a break in developed land - this will undermine that agreed plan. There are also now no substantive shops, nor adequate bus service, in Fontwell to walk to.

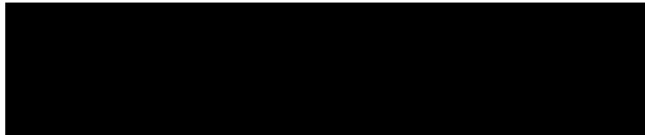
The Lane is an important natural environment - particularly for bats and birds. It is illogical to disallow lighting on a new property (some 150m away from the proposed development) for 'bat protection' yet to allow the felling of TPO trees along the highway to facilitate widening the lane

(the lane is sufficiently narrow that to achieve the road/path widths specified, trees would need to come down). The entrance to the development will also require lighting which, with the inevitable light pollution from the housing, will cause further disruption to wildlife as well as destroying the local rural character.

I also have concerns regarding 'run off' of rainwater - not only from the housing development itself but the infill of ditches along the lane which act as important reservoirs for excess water and reduce the stress on our elderly drainage system locally. The roadway, as described on the supplemental plans, indicate that these would have to be built over

I would ask that the Planning Department reject this application in its entirety due to its unsustainable nature and the detrimental effect it would have on the environment and local rural character.

Yours sincerely



Amanda Sutton