

P H & P J Madeley
Woodlea Cottage, Wandleys Lane
Walberton
Arundel
W Sussex
BN18 0QR

Your Ref: OWPC17480
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Richard Temple

2nd March 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 1st March 2018 which has been recorded as **'an objection'** with the comments as follows:

Regarding the new proposed road layout, several questions arise.

1. Why is the application still 'live' when there is a letter from Mr Richard Temple to a Mr James for the applicants dated 13DEC17 stating his intention to refuse the application and further stating that the planners, '...do not consider the development to be sustainable'. What arguments could possibly have been brought to bear that mean the site is not still unsustainable?

2. The road alterations are not a reserved matter, Therefore it is important that residents know urgently how the proposed road alterations will affect their properties. At the moment we only have information provided by a new layout plan which is not specific about where boundaries will lie and fails to show how such a layout can be accommodated given existing boundaries. The information we need is as follows:

- a) where exactly will the new road boundaries lie*
- b) if and how much land presently occupied by residents will be lost*
- c) how much vegetation including mature trees will be lost*
- d) whether this road proposal will, in the planning officer's opinion, degrade the rural character of the present lane and extend urbanisation.*

3. According the applicant's interpretation of the road boundaries on the new road layout plan we, and our neighbours on this side of the lane, could lose our existing boundaries, hedges, gates and all. Is this the case?

4. Has an impact assessment of the road alterations been carried out by the applicant and, if not, why not? Has the combined effect of this proposed development and the Dandara Fontwell Fields development been considered by planners when assessing the effect on the immediate environment?

5. What is the point of installing a pedestrian path along the north eastern section of Wandleys Lane when these go nowhere in terms of acceptable access to useful services and facilities (see my earlier representation), and leave the rest of the adjoining Wandleys Lane and most of West Walberton Lane without pedestrian paths? The proposed bus shuttle service indicates the unease of developers on this point, but is planned for 3 years only. What happens after that?

In our opinion the proposed new road layout is imprecise and flawed, fails to solve existing problems of access and sustainability, raises new questions about probable damage to the rural character of the lane and should be rejected on that basis.

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 to 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