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From: Simon Davis
Sent: 30 October 2026 10:45
To: 'Harry Fawcett-Callway' [redacted]
Cc: Dominic Trett [redacted]
Subject: RE: WA/81/26/DOC and WA/82/26/DOC Land East of Wandleys Lane, Fontwell

Dear Harry,

We have had comments back from Highways (to WA/81 + WA/82) and Env Health (to WA/81). Env Health are now ok but Highways state:

Please can the applicant clarify the routing strategy, the document indicates vehicles will route south along Wandleys Lane but the vehicle tracking provided is to the north. Should routing to the north be proposed, the following information is requested:

- What are the largest anticipated vehicles on site? (tracking has been provided for a 12m rigid and not a max length HGV).
- How will the route be confirmed clear for HGVs to arrive and depart?
- What will be the impact of constructing the footway along Wandleys Lane which are required prior to occupation on HGV movements?

However, I would suggest you wait before amending until I have had the comments from National Highways.

Separately I have had some concerns from residents and Councillors:

- It has been stated that when the truck came to drop off the metal heras fencing, it blocked Wandleys Lane for an hour, but no prior warning had been given to residents. Can you ensure that warning is given in future and that this is built into the CEMP.
- It has been stated that trucks using Wandleys Lane are damaging the overhead canopy/branches. Can there be provision for localised clearance of any fallen branches if it occurs.
- Residents want access to the site to be from the east instead (so the A27 onto Arundel Road, left onto West Walberton Lane and turn right onto Wandleys Lane). I acknowledge that the Arundel Road/A27 junction is a westbound only junction but there are opportunities to turn around at the Fontwell Avenue roundabout or vehicles travelling east can then turn right opposite Copse Lane a short distance past the Arundel Road junction. Has this alternative been considered at all?

We would not normally allow a 2nd attempt at amending a DOC (and would usually just refuse the application at this point) but given that we already have residents concerned with vehicle routes and related issues, I feel it beneficial to allow more time to agree the CEMP and CTMP.

I will let you know when I hear from National Highways.

Kind Regards

Simon

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Principal Planning Officer, Directorate of Growth

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