

Angela Rollinson
Marechal
Yapton Lane
Walberton
Arundel
BN18 0AR

Your Ref: OWPC14774
Our Ref: WA/44/17/OUT 20-06-2017
Please ask for:
Michael Eastham

31st July 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping & community facilities to include allotments, play space & community orchard. This application is a Departure from the Development Plan & may affect the character & appearance of the Walberton Village Conservation Area.

Land East of Tye Lane Walberton

Thank you for your internet representation made on 29th July 2017 which has been recorded as '**an objection**' with the comments as follows:

Yapton Lane, which it is proposed to be the access point to Tuppens Field, is a country lane already burdened nearly 24 hours a day with traffic running from the A259, and also through Walberton Street from the A29. It is heavily used by HGV traffic, and which if travelling north and meets an HGV travelling south, often mounts the footway. Speedwatch checks carried out by Walberton Parish Council show speed limits are often exceeded. There is only a very limited bus service in Walberton, and therefore one can anticipate that most of the 175 dwellings will have two vehicles which will increase the traffic movements dramatically. The lane at the proposed entrance to the development site is quite narrow and at start of a bend where it is blind to traffic travelling south. I have concerns regarding drainage, also electricity supply, in that Yapton Lane north of the junction with The Street falls into an electricity network area that is subject to regular outages - could it cope with the supply to a further 175 dwellings. There is very limited shopping in Walberton and the Post Office is scheduled to close at the end of this year. Finally, should not the outcome of the decision on the Arundel Bypass be awaited before any decision.

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