

John Oliver  
THE OLD MALT HOUSE  
THE STREET  
WALBERTON ARUNDEL  
West Sussex  
BN180PQ

**Your Ref:** OWPC15056  
**Our Ref:** WA/44/17/OUT 20-06-2017  
**Please ask for:**  
Michael Eastham

9th August 2017

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**

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

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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

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Thank you for your internet representation made on 8th August 2017 which has been recorded as '**an objection**' with the comments as follows:

*I consider it necessary to object to this planning proposal on the grounds of community and safety.*

*For the community this development is unsuitable. 175 no dwellings on one site represents approximately a 20% increase on the current housing stock of the Parish and will create an "enclave" within the Village, made particularly more so since there is only one access to the proposed development. For the purpose of ensuring an integrated community new housing must be spread throughout the Parish in smaller developments. For reasons of safety it is important to consider the access to and from the site, the current road conditions of the B2132, Yapton Lane, and the effect that such a large single housing development will have on the traffic circulation throughout the village of Walberton.*

*Firstly this development will generate a minimum of 175 extra vehicles and possibly more, nobody, can be certain of this statistic. There is only one access and therefore a peak times these vehicles will enter the B2132, a route already busy at peak times and with heavy unsuitable HGVs from the industries and nurseries to the South and is one of the only routes to avoid the low bridge at Barnham. This is also confirmed by the traffic warning signs to the north of the proposed access as "Heavy Vehicles in Centre Of Road."*

*The access is only some 100 metres south of the junction to Hedger's Hill and Binsted, a junction that already causes some difficulty for vehicles, particularly those travelling south on the narrow and bendy road at the entrance to the Hotel. The correct "site lines" for this proposed busy new junction may not be adequately achieved,*

*The traffic circulation will also be severely affected in the Village since as a single development all traffic for the shortest route to the the centre of the village must travel along The Street, the eastern part of which from the junction with the B2132 is straight and constantly attracts speeding vehicles, but, traffic calming methods are not considered necessary by the Authorities.*

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