

J Meechan
8 Parsons Walk
Walberton
BN18 0PA

Your Ref: OWPC15157
Our Ref: WA/44/17/OUT 20-06-2017
Please ask for:
Michael Eastham

11th August 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 10th August 2017 which has been recorded as **'an objection'** with the comments as follows:

I object to this proposed development primarily as it goes completely against the Neighbourhood Plan, which was put together through a dedicated voluntary team from the village and took time to consult with the village in a number of ways. This Plan clearly sets out the development that is acceptable to the village and the villagers. This proposed development site was overwhelmingly objected to as a site for houses by the villagers. The proposed site with access onto Yapton Lane will cause significant traffic issues for the village and other local residential areas that use this road, particularly Binsted and Yapton.

This road is already heavily trafficked, with much traffic coming from the many greenhouse businesses in the south, particularly along Lake Lane. Adding to the traffic flow on Yapton Lane will be significantly detrimental to the village, local other dwellings and also local businesses that rely on accessibility to the A27 via Yapton Lane.

The footpath along Yapton Lane is quite narrow for such a busy road and non existent between The Hilton Avisford Park Golf Course and the A27. Increasing traffic along this road, with a narrow footpath and no footpath in places will increase the danger for pedestrians along this road, which includes the elderly with walking aids, families with pushchairs and young children on push bikes.

The main through fare through the village, The Street is already over used, with many vehicles using it as a rat run between villages. The speed of vehicles and number of vehicles is a current problem, particularly at pinch points at the school access and access to the village hall carpark. Increasing the number of dwellings in the village so significantly with this planning application will increase traffic in the village and add to already growing traffic problems, which often result in traffic build ups especially when buses and lorries 'get stuck' and the traffic flow stops, resulting in cars having to undertake lengthy dangerous reverse manoeuvring.

The density of the housing is out of character with the village, particularly the immediate neighbouring roads of Tye Lane, Yapton Lane and also The Street.

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