

Ren Kitchener
Lashburn
Wandleys Lane
Walberton
West Sussex
BN18 0QR

Your Ref: OWPC16133
Our Ref: WA/76/17/PL 18-10-2017
Please ask for:
Ross Leal

3rd November 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

5 No. dwellings with associated car parking, garaging, landscaping & bin storage & the creation of 2 No. new accesses onto Wandleys Lane. This application is a Departure from the Development Plan.

Land South of Wandleys Farm Wandleys Lane Walberton

Thank you for your internet representation made on 2nd November 2017 which has been recorded as '**an objection**' with the comments as follows:

In principle, the addition of one or two homes will not have any impact on the existing 'hamlet', and the standard and quality of homes this applicant builds, is very high.

However, to be consistent, I must uphold the same argument I've used for WA/73/17/OUT, which also applies to this application:

The proposed exact entry point is, by far, the most dangerous point along Wandleys Lane, being a 'low light', double-blind bend on a very narrow single lane, with no pavements, traffic speed control or street lighting. I use this part of the lane on a regular basis, and the number of near misses I have had is close to a miracle.

Never the less, this lane will soon be significantly affected by application WA/73/17/OUT, where a doubling, even tripling, of the number of cars will use the southern part of the lane to get to the schools and to Bognor Regis via the A29 to avoid the A27, so the dangers of access at that point along the double-blind bend will be vastly increased.

In addition, many more school children will be using the Southern Part of the Lane from the Welbeck development, meaning to say that the likelihood of a serious injury or fatality is more certain.

This development is also very isolated in accordance to the HELAA report for WA/73/17/OUT, and even more so due the unimproved lane and it's distance from the two main villages. The problem will be further compounded by construction traffic for both sites 76/17 and 73/17, where the lane will be wholly unsuitable for access of these types of vehicles, not to underestimate the dangers it imposes on a lane that is both height and width restricted too.

Therefore, some form of mitigation or solution should be applied before this application is considered.

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