

Brian Collins
L'Ecole
The Street
Walberton
W Sussex
BN18 0PH

Your Ref: OWPC14773
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:

Dear Sirs

This land has been known for many years as Tupperts Field, it is also well known that the Tupperts in question are an influential family of Sussex landowners. So there seems little point in using the coy title "land east of Tye Lane".

You will already know that the site is not in accordance with the neighbourhood plan, heavily supported by villagers, and recently followed by a petition. Both received the backing of the council. It would be a bizarre twist of democratic process if the council were to now approve this development.

As well as the objections raised by the parish council I would like to make the following comments:

The development represents the biggest possible threat to the rural setting of Walberton, reason enough to resist it.

Building on Tupperts Field will threaten Walberton with further flooding. The field currently absorbs much of the surface water which spills across the A27 from the fields to the north.

Footpaths - although not designated - have been use for many years. There is at least one very old iron gate leading to a path, evidence surely that it may qualify for statutory recognition. It is currently blocked with barbed wire, and does not appear to conform with the application.

Additionally I strongly support the objections of other villagers on the grounds that the development would lead to increased traffic on narrow village streets, and excessive demand for school places and medical facilities.

Brian Collins

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