

Mike Davis
Mayfield
Avisford Park Rd
Walberton
Arundel
BN180AP

Your Ref: OWPC14776
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 Sir/Madam

I am opposed to this application in principle because it goes against our Neighbourhood plan which was meant to take the considerations of the local people into account as to how development would be addressed and implemented in our village. Clearly this application does not follow this plan .

It also does not follow the local plan nor the national guidelines (The NPPF)

The neighbourhood plan highlights that this application would result in development outside the built up boundary, cause damage to the Conservation Area, undermine the rural village character, would involve an unacceptable number of houses in one area. In respect of the Local plan it is outside the built up area boundary, will significantly undermine the historic landscape, will negatively impact on the local Hilton / golf course and potentially impact on flooding and sewerage risk.

Further to these considerations there is already a high volume of traffic using the main road, an increase in traffic entering from the proposed development will have potentially dangerous impact. We experienced last week an accident due to cars overtaking parked vehicles. The increase in houses will inevitably mean noise levels from cars and garden machinery will go up. Avisford Park Road is a footpath and quiet residential street this the development would impact badly on the character of the street. The oak trees on sight are an important natural resource for bats and other wildlife as is the field itself which is a corridor for insects and animal life such as hedgehogs.

In short the neighbourhood plan which the community supported came up with a better more suitable strategy for development and this application has no resemblance to that plan and should not be allowed.

Regards Mike Davis

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