

John Pilling
12 The Meadows
Walberton
Arundel
BN18 0PB

Your Ref: OWPC14788
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 30th July 2017 which has been recorded as '**an objection**' with the comments as follows:

This development is visually intrusive and is close to a Conservation Area, the value of which will be much diminished by the intensity and proximity of the housing.

Having studied the HELAA assessment last year which stated unequivocally that this site was unsuitable for development it now appears that the assessment has been changed and that the site "could be considered suitable". Since the essential nature and structure of the site has not altered it is surprising that it should now be considered suitable. One questions why? Since this change of assessment took place at a time when the site was being refused as a LGS, via the Walberton Neighbourhood Plan, it can only be a cause for suspicion, especially when one would assume that pre-application discussions were taking place with the developer at this time.

When ADC overruled the Neighbourhood Plan independent examiner's opinion that this site should designated as a Local Green Space, without offering any good material reason, the suspicion that the ADC officers were deliberately attempting to override local democracy only increased.

This development would appear to be contrary to a number of policies contained in the emerging Local Plan.

The development is outside the accepted Built Up Area boundary and would intrude into the green corridor which links the heart of the village with the countryside and provides the village with its essentially rural character.

Without improving the main and local roads to accommodate a large increase in the number of houses within the heart of the village congestion at times will increase and there is a risk, especially at times of school drop off and pick up, of accidents.

The type of houses included in this development, especially affordable housing, will be aimed at young families and those on lower incomes, yet there is an imperative to have access to one or more cars per family in order to live in this village. The public transport is woefully inadequate for those who would attempt to travel to work by this means.

This development is too large, too intrusive, ill thought out, and inappropriate for this setting.

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 to 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