

emma trisram
Stable Cottage, Binsted, Arundel, West
Sussex

BN18 0LL

Your Ref: OWPC14790
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:

I object to this application because:

- 1. Together with the 250 houses in the accepted Dandara application at Fontwell, which are within Walberton Parish, it would add a total of 425 new houses to Walberton Parish. If you add the other 200 adjacent houses in the Dandara application, which are within Eastergate Parish but will be in effect part of the Walberton Parish community, this is an addition of 625 houses to Walberton Parish which is said by the Parish Council to consist of 924 houses (Walberton Parish Council and WPC Neighbourhood Plan Steering Group Joint Comment on March 2017 Arun Local Plan, 3 May 2017). This is an enormous increase, which would be hard for the parish to absorb socially, and is unfair on a parish which has met its obligations under the Neighbourhood Plan (50 houses) and then come to an agreement for the far larger Dandara plan to go ahead with a benefit of space for the parish.*
- 2. Like the Dandara application, the application shows no sign of being planned so that people can get around, especially to work places, without using cars. The application site is not near a train station and buses along the A27 are poor.*
- 3. This site and the Dandara site will add traffic to the A27. Increase in capacity along the A27 is by no means certain - the Chichester scheme has been abandoned, the Worthing scheme is restricted to one option of work to roundabouts, and the offline bypass scheme at Arundel may well fail because the countryside it would pass through is partly in the National Park and is very high quality (this applies both to the Pink-Blue route and the Binsted route).*
- 4. Planning authorities should anyway not be planning for increases in capacity of the road system but for traffic reduction. The recent Department of Transport Clean Air report contained a report on a 'Sustainable Transport Towns initiative' in three towns which achieved a reduction in car use of 7 per cent in the first year (Draft UK Air Quality Plan for tackling nitrogen dioxide, Technical Report May 2017, box 4.1, p. 60).*
- 5. How this kind of initiative can be combined with the government's present requirements for numbers of new houses, and the current housing crisis, is a problem which can only be solved by changes in the planning system at the highest level. It would require new housing always to be near good public transport and always to include employment opportunities which are nearby and can ideally be reached by other means than driving.*
- 6. 4 and 5 are objections to the planning system, rather than the application, but there is enough wrong with this planning application to reject it on its own demerits. The*

application is for a large amount of new housing all in once place, on a greenfield site. It would drastically change the character of Walberton village and parish for the worse.

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