

Dennis and Karen Bull
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Fontwell
Arundel
West Sussex
BN18 0UW

Your Ref: OWPC14828
Our Ref: WA/44/17/OUT 20-06-2017
Please ask for:
Michael Eastham

1st August 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 31st July 2017 which has been recorded as **'an objection'** with the comments as follows:

We wish to object to the proposed development on the basis that the application is contrary to the Walberton Neighbourhood Plan.

Also there are endemic Highway issues: including the increased amount of traffic generation, vehicular access, and lack of highway safety that the development will bring to Yapton Lane and indeed the surrounding rural village.

The capacity of physical infrastructure, including in the public drainage and water systems. Southern Water have indicated that the drainage and sewerage systems can only be improved operationally once there are significant asset improvements to Lydney Waste Water Treatment works and this is subject to government funding in the next round of its Periodic Review with OFWAT.

Clearly there are deficiencies in social facilities, including places in the local schools including Walberton and Binstead Primary School and St Philip Howard Catholic High School whose intake are already at their maximum PAN. The provision of a Medical centre cannot be underestimated yet there is no proposal in this respect.

The development itself would seem to be flawed in that it is putting a considerable density of housing in one place rather than speeding house across the village as already mentioned above, in accordance with the Walberton Neighbourhood Plan and will have a significant and adverse effect on what is a traditional English village community, harming its rural character and damaging its conservation area.

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