

Joanna Shackleton
Myrtle Villa
Avisford Park Road
Walberton
West Sussex
BN180AP

Your Ref: OWPC14825
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:

I object in the strongest possible way to this proposed development, which is contrary to the Neighbourhood Plan (overwhelmingly supported by the local population), Arun's own Local Plan and the National Planning Policy Framework.

The local community has consistently objected to large developments in one place, responding instead to the need for new housing by identifying smaller plots distributed throughout the village and therefore integrating new development more organically into the community. This site could not be further from the wishes of local people as its size and scale (up to 175 new dwellings and up to 532 car parking spaces) threaten to irreversibly change the rural character of Walberton Village. It will result in a potentially dangerous increase in traffic on Yapton Lane, significant noise and light pollution in the village conservation area and on Avisford Park Road, and place unacceptable strain on existing village resources. It is simply unsustainable.

Avisford Park Road is privately maintained by residents and is also a public footpath: it regularly floods during heavy rain and this will worsen with the loss of the field, which currently absorbs much of the rainwater. The field and surrounding area supports a range of biodiversity including brown long-eared bats (our house is a registered bat roost), hedgehogs and owls. This application must be rejected by Arun District Council.

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