

Philip Skerrett
Myrtle Villa
Avisford Park Road
Walberton
West Sussex
BN180AP

Your Ref: OWPC14826
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 to this proposed development on principle since it is contrary to the Neighbourhood Plan, and specifically on the grounds of its likely destructive impact on conservation, biodiversity and protected species.

Our loft space has been identified as a summer roost for brown long-eared bats, and was registered as such in 2012. Our renovation work, carried out during 2013, complied with stringent bat protection regulation and a Bat Building Survey and Mitigation and Monitoring Strategy for the Protection of Bats were lodged with Arun DC as part of our planning application. The trees and hedgerows around this proposed development site provide these bats with their feeding ground.

Other threatened species such as hedgehogs are regular visitors to our gardens, using the tracts of land around the field as their natural territory. The mature trees - fortunately now protected by Tree Preservation Orders - and the large open space of the field, are a natural territory for owls, sparrow hawks, herons and green and greater-spotted woodpeckers.

Any development on this site, with its resultant noise and light pollution and loss of habitat, will negatively impact on these protected and vulnerable species. There seems to be no reference to this potential damage in Wates' planning application. It must be rejected.

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