

Joanna Laurence
Fairhaven
Avisford Park Road
Walberton
West Sussex
BN180AP

Your Ref: OWPC14897
Our Ref: WA/44/17/OUT 20-06-2017
Please ask for:
Michael Eastham

4th 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 3rd August 2017 which has been recorded as **'an objection'** with the comments as follows:

I object to the Tupperts field application for the following reasons:

1. The development does not comply with the agreed local neighbourhood plan. The vast majority of residents in the village voted to build houses around the village on smaller plots and not have a huge number on one plot. This would change the rural character of the village.

2. The village facilities with regards to healthcare and education are unable to support such a huge increase in number of people. Our local healthcare systems are already stretched and struggling to provide primary healthcare to current residents. Our local primary school would also be unable to cope with the increase in the number of children that a development of that size would bring.

3. As a resident of Avisford Park Road, flooding to our houses is a concern. This loss of green space would increase the risk of flooding to our houses and the village as a whole. The road already struggles to cope with surface water draining off Tupper's Field and so this problem would worsen further.

4. The development is outside the boundary of the built up area and so devalues the landscape.

5. Yapton Lane and Tye Lane are narrow country lanes already struggling with traffic volume and large vehicles travelling to Lake Lane industrial estates. The volume of traffic travelling to and from the A27 will increase further with housing development in Yapton. The traffic from the Tupper's Field development will exit on Yapton Lane on a blind corner, along with this and the increasing traffic volume, the risk of motor vehicle accidents will significantly increase.

6. The slip road coming off the A27 turning onto Yapton Lane already fills up and filters onto the A27. Increased traffic volume would worsen this congestion problem and increase the risk of motor vehicle accidents.

7. Traffic congestion would also worsen on The Street with school traffic and traffic

travelling to Barnham.

8. Lastly, the number of proposed houses in the application is disproportionate to the current existing number of houses in the village. The development would significantly change the character of the village and impact the Walberton Village Conservation Area.

*Yours sincerely,
Joanna Laurence*

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