

Nicolas Laurence
Fairhaven
Avisford Park Road
Walberton
West Sussex
BN18 0AP

Your Ref: OWPC14949
Our Ref: WA/44/17/OUT 20-06-2017
Please ask for:
Michael Eastham

7th 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 5th August 2017 which has been recorded as '**an objection**' with the comments as follows:

I strongly object to the Tupperts Field (WA/44/17/OUT) planning application for the following reasons.

1. Walberton is a small rural community village and adding 175 houses would significantly change the characteristics of the area. In fact, it would come close to doubling the size of the main central village area. It is a plan which I believe would put a significant strain on the local area in many ways. I fully appreciate the village having a responsibility to accommodate additional housing, however I believe the proposed application goes completely against the Neighbourhood development plan which was to scatter houses in small quantities in a variety of different locations. As a community and a local authority, we are meant to work together and not against each other and this application would destroy confidence in our partnership.

2. I see no detail as to how you would handle the following pressures on the local infrastructure should this development go ahead:-

a. The school could not accommodate all the additional children without a major investment to its classroom/teaching facilities and the school already generates large amounts of traffic in the local area each morning and afternoon.

b. The local roads are already very busy with traffic, especially at peak times. Yapton Lane and Tye Lane are both fast and dangerous routes and the increase in vehicles to the area would significantly increase the risk of road traffic accidents in the community. The Street is a narrow village road and already cannot cope with the level of traffic and size of vehicles passing through, so adding 175 houses would make this a treacherous route and unsafe for a village area.

c. The entrance onto the A27 is unsuitable from Tye Lane for the additional vehicles generated by 175 houses and the entrance onto the A27 from Yapton Lane is not suitable for such an increase in road usage. Yapton Lane has a dangerous bend North bound just before the A27, where the Tupperts Field Development traffic would exit. This would become a major accident black spot if this development is given the go ahead.

d. How would our local healthcare services cope? Our healthcare systems are already struggling in the local area to provide much needed services to existing local residents.

3. Being a resident of Avisford Park Road one of my main concerns is FLOODING! Tuppers Field slopes towards all the properties on Avisford Park Road and given the un-adopted road surface it has no drainage at all. I am EXTREMELY CONCERNED about the likely prospect of flooding to our homes which have to date, never flooded before. Avisford Park Road already cannot cope with heavy rainfall and often has large pools of water in many places. At least today, the bulk of the rain water falling on Tuppers Field drains into the soil. If you build 175 houses on Tuppers Field it will all run in the direction of the Avisford Park Road properties with consequences that do not bare thinking about for the community.

4. It will harm the rural character of the village and will de-value the landscape.

5. It will be a significant loss of local green space.

I strongly urge this development to be rejected at all costs and that we work together to find other less impactful solutions to increase the need for local housing.

Yours sincerely,

Nicolas 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