

Richard Stillwell
Avisford Park Golf Club,
Yapton Lane
Walberton
West Sussex
BN18 0LS

Your Ref: OWPC14915
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 4th August 2017 which has been recorded as '**an objection**' with the comments as follows:

I would like to protest in the strongest manner concerning the proposed buildings at Tuppens Field.

We manage and run the golf course, which runs adjacent to the site, the first 2 holes have building work very close to them. I would like to make a number of points that I think are relevant.

The first is that golf being played totally by amateurs at our club daily inadvertently hit their shots into what is now Tuppens field, no matter how much protection the building company say they will put up, I can assure you it will not be enough to keep out a number of balls. This in turn will make the proposed houses dangerous with flying golf balls and obviously incur us as a company having to take out specific insurance against damage or injury.

We have looked into the possibility of changing directions of the 2 holes concerned, but this would incur the cost of an architect and re-construction of greens and tees. This can assure you is very expensive as to move 1 green alone is in the area of £25,000 let alone 2 and the tees and the cost of the architect.

Our members have been playing the club for over 30 years and have enjoyed the aspect of the course. If this construction were to go ahead, it would not only cause problems in the manner I have suggested, but also the housing would look directly into the bar and terrace of the golf club, giving no privacy whatsoever.

I would also point out that the proposed entrance onto Yapton Lane would be next to our current entrance to the clubhouse and I can assure you there is extremely heavy traffic using the road all day and our members have problems exiting onto this road at present. With 2 junctions so close by it would be inviting chaos and accidents as there is a blind corner within 50 or 60 yards and cars come down at excessive speed taking no notice of the speed limits.

Finally, as I understand, this proposed site does not comply or fit in with the neighbourhood plan put forward, so why are we even considering it as it is not even mentioned in the 5 year plan.

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 to 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