

Daniel Lewis
Farlings, Avisford Park Road
Walberton
Arundel
West Sussex
BN18 0AP

Your Ref: OWPC14955
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 6th August 2017 which has been recorded as **'an objection'** with the comments as follows:

As a resident of Avisford Park Road and Walberton Parish I am against the development of this site. There seems to be a 'gold rush' for land by developers that must be prevented before we do irreparable damage to our environment, please heed the objections of concerned residents and users of this village.

It is not a sustainable piece of land suitable for development as detailed by Arun's own HELAA 2015 report, the LUC report, the Independent Examiner to the Neighbourhood Plan and now by Full Council.

It goes against Walberton's Neighbourhood Plan, a plan that was very recently made and is therefore up to date.

It will impact on the visual amenity and landscape character of Walberton and will affect the Conservation Area.

Flooding and traffic will be exacerbated to the local area around this site leading to increased danger to homes, infrastructure and residents. As a resident of Avisford Park Road, at the bottom of the Tupper's Field slope, I am particularly concerned that increased run off will impact on my home considerably. I am also concerned that increase to traffic on Yapton Lane will lead to increased congestion on to the A27 and in the village (particularly to The Street) and increase in danger to pedestrians and road users. It is already dangerous to try and pull out on to Yapton Lane from Avisford Park Road yet alone another access point a few metres up the road. This access is not fit for purpose.

The economic impact will be significant. Many tourists and recreational users of the village, the golf course and Avisford Park Hotel (the biggest employer to the area) come to Walberton for the rural aspect. If this is degraded with a large development it will mean a degradation of the local economy. There are few employment opportunities around the local area as it is, any threat to existing employment prospects must be seriously and objectively considered.

Regards

Daniel Lewis

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