

Mary Lewis
15 Henty Close
Walberton
BN180PW

Your Ref: OWPC14993
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 7th August 2017 which has been recorded as **'an objection'** with the comments as follows:

On the 12 July 2017 I attended a meeting of the full Arun District Council where many of the members present voted against development of the piece of land in Walberton known as Tupper's Field. It was viewed as a vote for common sense. A vote to support the residents of Walberton's wishes that this piece of land should remain a green space, and the independent examiner came to the same conclusion.

Yet the planning department seem to be overruling the will of people, the Neighbourhood Plan and advocating the biggest percentage increase in housing of all the local parishes. They are going against the wishes of Walberton Parish Council who represent the residents of the village

Presuming a level of sustainability that even Arun Council's own assessment of Tupper's field deemed impossible in 2015 and again in 2017. In the intervening gap during 2016 did the planners assess offers from developers, couldn't this been seen as a conflict of interest? Who allowed potential developers to cut down a tree to enable access to the field?

There is no employment in Walberton, everyone leaves to work elsewhere. They drive because the bus service is inadequate. The road surface on Yapton Lane is slowly being destroyed because of the amount of articulated lorries that pound up and down in excess of the speed limit. At busy times the junction of the eastbound A27 turning into Yapton Lane is dangerous because the queue backs up onto the main carriageway - has this been taken into consideration when planning more homes (and vehicle owners)?

The detrimental effect of the extra traffic in The Street, a conservation area, the increased flood risk by building over a field that absorbs the rainfall that washes from the Downs and the A27 and the natural downwards slope towards the village, will all have a negative impact on this village.

We are custodians of this land for future generations. Walberton is a very small village with a unique character not found in any other villages in the area. It would be unable to absorb the large amounts of buildings that it appears the Planning department wishes to allow.

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