

Laurel Aldridge
Downs House
Avisford Park Road
Walberton
BN18 0AP

Your Ref: OWPC14987
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:

I am writing to object to Planning Application WA/44/17/OUT in Tupper's Field, Walberton.

Tuppers Field is a local green space and was upheld as such when the residents of our 3 villages were consulted. Arun District council then held our Parish Council over a barrel by refusing its designation as a Local Green Space in the Local Plan.

The independent inspector also directed that the field should be a Local Green Space. Although his opinion was inexplicably rejected by the Council, the Council decision has now been overturned in a vote on 12.06.17 at the Arun District Council Full Council Meeting.

This development is totally unsuited to the rural surroundings of the area. This field is prime agricultural land, which should only be considered for development after brownfield sites. And there must be many of those in the Borough.

Walberton Village is just South of the South Downs National Park but is no less picturesque than villages within the National Park. It is also very close to sites of Special Scientific interest and has its own Conservation Area.

Walberton is a village and with a strong community the addition of a development like this is more suited to a town. An influx of so many people and cars is not sustainable, we don't want to become Walberton New Town.

The proposal is also contrary to the Local Plan, because of the risk of flooding and the significant negative effect on the historic environment and landscape.

Tupper's Field an essential working part of the village landscape, protecting the centre of the village and Avisford Park Road in particular from flooding. It acts as a massive soak-away, which would be fatally compromised if it was developed for housing. Tupperd field inclines towards the Downs (North) - the proposed development will replace soak-away with concrete and the water will take the fastest path into the village flooding our houses in Avisford Park Road and all along the Street where the drains cannot cope at present.

A further 175 houses is a huge proportional increase in size for such a small village especially given that we already have had to accept 454 houses at Fontwell and a further 50 within the Neighbourhood Plan. It will lead to traffic congestion where the single entrance feeds into Yapton Lane just downhill from a fast corner, blind corner and will inevitably lead to more traffic choking the village and Conservation Area with increased risk to school children in particular on what is already an often busy narrow road.

The development is also unsuited for the area because of the lack of basic public transport. Bus services are patchy at best, and it is a long walk to Barnham Railway station. It will also put unacceptable pressure on our excellent local school.

We have had to accept, more than our fair share of new housing in this parish. The proposed development is not only totally unsuitable in scale, and functionality, but also poses a very real flooding threat to rest of the village.

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