

Dr Michael Davis
Magnolia Cottage
The Street
Walberton
West Sussex
BN180PJ

Your Ref: OWPC14985
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 object strongly to the application to develop Tupper's Field for housing because:

1. By building over the field that currently reaches into the heart of the village, it will irreversibly change and damage the rural character of Walberton. Villages with the character of Walberton are becoming fewer and fewer and no new ones will ever be created. This development would therefore harm not just Walberton but it would devalue the wider landscape for all future generations.

2. The application is at direct odds with the wishes of the local community as expressed in the Local Neighbourhood Plan. Tupper's Field is identified as the most valued green space in the village. Previous assessments have concluded that the site is unsuitable for development and both an independent examiner and Arun District Council have supported a residents petition to designate the site as Local Green Space. These views, which are not just local but also those of elected representatives and independent third parties, should be respected and upheld.

3. The application for 175 houses would adversely affect local infrastructure which is already under pressure. In particular, many more daily car journeys to the station, shops and schools in Barnham will cause further congestion in The Street. Traffic in Yapton Lane will increase dramatically putting yet more pressure on the difficult junction with the A27.

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