

Suzanne Clark
Mallards
Eastergate Lane
Walberton
Arundel
BN18 0BA

Your Ref: OWPC14997
Our Ref: WA/44/17/OUT 20-06-2017
Please ask for:
Michael Eastham

8th 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 agree completely with the objection lodged by Walberton Parish Council

- *This development is excluded from the Walberton Neighbourhood Plan and was emphatically rejected by the residents*
- *Nor is it included in Arun's emerging Local Plan or the saved 2003 Plan.*
- *It is outside the built up area boundary - Policy HP1*
- *The site is unsustainable as per the LUC report, which says "There is little scope for accommodating growth without impacting on the landscape quality and sensitivity of the Walberton Village Conservation Area".*
- *It is not included in Arun's Local about to go before the independent examination of the ALP.*
- *ADC's HELAA also stated over a period of several years "This Area was judged as having a 'Low' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. The Site is therefore not considered suitable for development".*
- *ADC elected councillors voted on a resolution as follows on the 12th July 2017.*

The Council accepts the principles of the recommendation of the Independent Inspector, Mr Edward Cousins, to designate Tuppens Field, Walberton as a Local Green Space.

Tuppens Field, Walberton no longer be considered suitable for development and to be considered for potential as a Local Green Space when Walberton's Neighbourhood Plan is reviewed;" (Tuppens Field is the colloquial name for the subject site).

How, under these circumstances can you possibly consider this site for development.

- *Transport assessment. Policy GA 5*

This report is extremely difficult to understand, is unrealistic and has several inaccuracies.

It should be borne in mind for our parish, the fact that two-car ownership is twice the national average. (Something that has significant effect on car usage)

Our Parish Community Speed watch team know that our rush hours are not between 0715 - 0815 and 1645 - 1745. These hours also ignore the key school run times.

Unless this development is to be occupied by unemployed people a 16% commuting proportion of trips is a nonsense.

Trains from Barnham to Victoria do not run every 15 mins off peak.

Vehicle trip rates and trips - With very little choice of public transport I fail to understand how only 109 and 115 morning and afternoon rush hour trips are envisaged.

Littlewoods nurse is horticultural nothing to do with education!

Table 7.8 - is this Avisford Park Hotel or Avisford Park Road?

The maps all seem to exclude Manser Road, Avisford Park Road and Hedgers Hill - all leading to Yapton Lane.

So to conclude I strongly object to this application and trust that you will refuse permission.

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