

Lynne Bell
Warren Cottage
Avisford Park Road
Walberton
West Sussex
BN18 0AP

Your Ref: OWPC14999
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 would like to object most strongly to the development of Tupperts field for the following reasons,

- 1. It is a beautiful historical rural village, much of which is a designated conservation area. A large development such as this would totally destroy it. The residents voted unanimously in the neighbourhood plan for small infill development in order to meet housing needs not large estates .*
- 2. Access onto Yapton Lane is a major traffic issue. Currently large lorries use the road to deliver to and from the nurseries in Barnham . They cannot negotiate the bends in the road without crossing the white lines. This year there have been several accidents between Avisford Park Road and the Hilton hotel. A large number of vehicles trying to access Yapton Lane from Tupperts field will only exacerbate an already dangerous situation.*
- 3. Walberton has suffered from considerable flooding in the past. Much has been done to try and rectify this situation but flooding in Avisford Park Road and The Street are still a problem. Removing this green space will only exacerbate this problem.*
- 4. Schools and health services, especially GPs are currently at capacity, and a large development such as this is going to bring these services to breaking point.*
- 5. The Street which is the heart of the village is not designed to accommodate large amounts of traffic. Vehicles park on the road because many of the properties are old , listed buildings without parking spaces . This creates traffic congestion particularly during school hours. More vehicles using the street for the school, shops and access to Barnham Station is only going to make matters worse.*

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