

Richard Strickland
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Manser Road
Walberton
W. Sussex
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Your Ref: OWPC15004
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 consider this application to be totally contrary to the interests of local residents. Our just made Neighbourhood Plan, which received almost 100% support, specifically excluded any large developments of this sort on a single site, in favour of scattered smaller sites that could be easily integrated into the community life that is the essence of a country village.

More specifically, I wish to object to:

- 1. The single entrance to the site off Yapton Lane, already a considerable traffic hazard and serious danger to people walking to/from the Hilton or Binsted, to golfers crossing just yards north of the entrance and to other vehicles, due to the typically high speed of vehicles coming southward lacking a long view needed to stop safely when conditions are worse than average.*
- 2. A single entrance also means that the total volume of site traffic will run close to the backs or sides of existing houses in Manser Road and Yapton Lane, with the consequential vast increase in noise and pollution for residents who chose to live there expressly to enjoy a quiet, low traffic life. 175 houses, with 2+ cars per household, in & out, 2-3 times a day makes 2000+ extra daily movements - plus delivery vehicles etc - surely another 500 movements a day! Terrifying!*
- 3. As a golfer, I also object most strongly to the planned alignment of so many houses at the side of the 1st two holes of Avisford Golf. Firstly, the sight of so many buildings in such close proximity to the course will drive many members either to find another club still preserving a countryside ambience or to give up altogether - perhaps to financial collapse and closure of the club. Secondly, it is inherently dangerous. No matter how high a fence is built - the higher it is the more unattractive it is to both golfers and potential buyers of houses on the site - golf balls will still be hit over it. In the past, when able to walk a dog in the field, one couldn't spend 10 minutes without finding golf balls and I understand the farmer typically unearthed 400+ after each harvest - not to mention balls hit into the field while it was cropless. The total must have been 1000+ - each a potential danger to vehicles - or to a child's eye!*
- 4. However, my principal objection is that the proposed development is wholly destructive of the essence of this village. At present we are 3 interrelating villages integrated into the countryside in such a way that most residents either have views over open fields, or need only walk a few yards to do so. What we call Tupperts Field is perhaps the single most important contributor to this factor. The village surrounds it on nearly 3 sides. Filling it*

with houses will deprive existing residents, many who have lived here for 30 years or more, of the essential country village character they came for. With 400+ houses to be built at the Fontwell end of our village plus 50-60 scattered around in pockets, our population will be increasing by some 50%. But enough is enough! 175 houses on top will almost double the population! Even if the school is doubled in size and 5 new doctors set up practice locally, this won't be a country village any more - it will be some sort of bastard rural urbanisation, without character or cohesion - somewhere few will want to live.

I Object as strongly as it is possible to state.

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