

Tina Cooper
Green Hedges
Avisford Park Road
Walberton, Arundel
WEST SUSSEX
BN18 0AP

Your Ref: OWPC15015
Our Ref: WA/44/17/OUT 20-06-2017
Please ask for:
Michael Eastham

9th 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 8th August 2017 which has been recorded as '**an objection**' with the comments as follows:

I wish to object in the strongest terms against the proposal to build on this piece of valuable agricultural and valued open land.

Repeatedly ADC have stated this is NOT suitable for development but suddenly announce it is. There are numerous potential problems associated with increased traffic onto narrow over crowded lanes & already hazardous junctions. All the land to the north of the village is higher as it rises to the Downs. The more hard surface & lost availability for absorption the greater the flood risk. Blindingly obvious.

But the Localism Act, primary legislation allows local communities to have a say & put forward their own proposals re the need for more housing. We did this. In a Neighbourhood Plan that we supported in full. We were not trying to avoid our collective responsibilities. Although I would dearly love to know how many houses are to be built in Slindon. Preserved in aspic for the mega rich & The National trust!. Our plan was viable and provided sites for more than the requested number. Dispersed around the village & lanes. Of varying sizes & types. Just what any community should absorb in order to dissipate the burden & mitigate the negative effects of greater housing density and to welcome & absorb

new residents. But to increase a settlement by such a large percentage on one site is simply a slap in the face for democracy & failing to stand up to the bully boys in the construction industry. Smaller developments will provide work for smaller local firms not the large corporations that rule. The proximity to the golf course is foolish. The balls, which travel at some speed, are already found all over the field. So placing property, people, vehicles & pets in the firing line is asking for damage & injury.

At the open day it was pointed out that Yapton Lane is already clogged with HGV's going to & from the glasshouses, & has narrow bends with no pavement, something that the young staff put in the firing line had no idea of. The reply was that it was "assumed" !!! most traffic would be going north to join the A27. That junction is already hazardous with limited vision eastwards due to a dip & curve in the road. When on the filter lane & at many times in the day the danger of any vehicle in the queue to Walberton risking being stuck in the fast lane with vehicles behind approaching at 70+ mph is a serious threat. Or of course aborting the manoeuvre & continuing east to use the Arundel roundabout, a

notorious bottle neck.

Where are the residents for these homes supposed to be from? Where will they work. All areas are being forced to build homes to relieve the pressure on cities. There is no infrastructure. No extra schools, surgeries, hospital capacity, social workers, teachers, or even local shops. All your retail sites are being built out of town catering exclusively for the car user while spouting about reducing car usage for the (non-existent) public transport. Of course if London housing associations will be taking control of the social or unsold housing & these people are on benefits the central government are still paying but the burden on the big cities & towns has been spread while not providing the required support to local government departments. And uprooting the people from their communities to a strange one.

I urge the Council to agree with the full council resolution that this site is not suitable for development. This is supported by HELAA & your own consultants. It is outside the Local Plan Built up Boundary. It is contrary to both the existing & emerging Neighbourhood Plan & will have significant negative effect on the environment & landscape both natural & human.

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