

Peter Bell
Warren Cottage, Avisford Park Road,
Walberton, West Sussex

BN180AP

Your Ref: OWPC15028
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 object strongly to the proposed development of Tupper's Field. I believe that the application does not follow the Neighbourhood Plan and the Local Plan.

The proposed development would be against The Neighbour Plan because:

** Tupper's Field was voted the most unpopular site in a recent Parish survey and as a result was not allowed for development under the Neighbourhood Plan policies.*

** A very large development would place too many houses in one place not distributing new houses evenly amongst local villages.*

** It would be a loss of green space and will increase the risk of flooding in particular to Avisford Park Road.*

** A large development would be harmful to the rural character of Walberton and would diminish the quality of the landscape.*

** A large development would inevitably increase the traffic along the narrow High Street in the village and cause congestion especially at peak times of the day, as well as safety issues such as at the beginning and end of the school day when parents pick deliver and pick up their children to the local primary school which is in the middle of the High Street.*

** The development is in fact outside the boundary of the built up area and so is not allowed.*

The development would be against the Local Plan because:

** It is outside the Local Plan built up area boundaries.*

** It will have a significant negative effect on the environment and landscape. The narrow and twisty road adjoining the proposed development, Yapton Lane, is already overcrowded with traffic especially the large lorries from the greenhouses in Barnham travelling up to the A27. A development would inevitably increase the risk of accidents [*

there have already been a number this year]and exiting the development would be especially dangerous as a result of entering this narrow busy road with poor visibility due to the bends on the road near the exit of the proposed development.

** The golf course adjoins the proposed development and golf shots accidentally sliced would prove a high risk for houses and people living near the golf course.*

** the impact on local services such as sewerage would be negative and could increase the risks of flooding to nearby roads such as Avisford Park Road.*

The primary school in the village is not in a position to have a large increase in numbers as there is nowhere for an extension to be built and would place a great strain on limited school resources.

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