

Vince Cooper
Green Hedges
Avisford Park Road
Arundel
WEST SUSSEX
BN18 0AP

Your Ref: OWPC15039
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:

Arun District Councillors agreed on the 12th July the site was not suitable for development. Also our Neighbourhood Plan does not include this site either as voted on or the emerging one.

The site is outside the Built Up Area Boundary & will increase congestion in The Street, Yapton Lane & Tye Lane & add to already hazardous A27 junctions. With added damage to the Conservation Area setting and safety particularly to school children.

This is putting too many houses in one place, not scattered about our villages which our NP proposed which fulfilled the requirement and were all sustainable & of a varied mix of styles & sizes.

There will be a negative for flooding and sewerage risks and the associated lighting will not enhance the village atmosphere or the dark skies policy of the SDNP which is but a road width away.

If vehicular access for approximately 200-300 more cars each making on average two trips a day is onto Yapton Lane there is a blind corner, Golf Club and Hotel entrances Pedestrian access to the course & a junction with another small lane all within a few hundred yards. This is madness.

For years our elected representatives have stated this is not suitable for development and have after a petition re affirmed this. But un-elected officers in planning are seeking to push this. Why?

This is outside the Local Plan built up area, will have significant negative effect on the area as well as on flooding & sewerage risks.

We have offered willingly sites to fairly fulfill our share. This is an imposition by a large developer to radically alter the area for no other reason than commercial gain.

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