

Judith Walker
Little Firs, The Street,
Walberton
Arundel
West Sussex
BN18 0PY

Your Ref: OWPC15045
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 believe that the proposed property development on Tuppens Field is a travesty, and I request that the entire application be rejected.

Not only does it go against the Neighbourhood Plan, the Local Plan and national guidelines, it would totally ruin the rural and historical character of the village of Walberton. We are already suffering infill and larger development, with resulting increased traffic on an already over utilised and overcrowded thoroughfare through the village, with large vehicles often causing gridlock, and dangerous situations occurring for motorists, cyclists and pedestrians.

The imposition of up to 175 houses, which will damage a conservation area, increase risk of flooding and sewerage problems, combined with ruining the rurality of the area for many, is unsupportable.

Thus, I object on many grounds

- *The application goes against the neighbourhood plan and local plan.*
- *A conservation area will be damaged.*
- *The rurality of the village of Walberton - which is already under threat will be totally lost.*
- *To have so many dwellings in one location will overcrowd the village. There has already been, and there is ongoing infill development occurring at a runaway speed, which is causing concern, never mind the added fear of another large development spoiling our rural community.*
- *The Parish Council has ensured that the village has already met more than the required commitment for property development within the timescales laid down by the Government.*
- *We should not therefore be penalised and robbed of important green areas - the retention of which would maintain some rurality in the village - purely as a result of Arun District Council not having met their required commitment over the whole locality for which they are responsible, within their required timescale.*
- *Increased traffic would be a major problem for Yapton Lane and Tye Lane - never mind the increased pressure on The Street, particularly when people are dropping off and collecting children from the schools.*
- *Such a development could have a detrimental effect upon the local hotel and golf course*
- *as a means of employment on one hand, and recreation on another. If the loss of these facilities transpires because of the proposed development, the result would be yet another negative impact upon currently established village life in Walberton.*
- *Public transport to and from the village is very limited, and it would not be a suitable*

area for groups of adolescents in particular to be confined to with few facilities occupy them. Without being judgemental, this could easily lead to mischief occurring around the village, as a result of boredom - as has been seen in other areas which have been overdeveloped without the appropriate infrastructure to support such dramatic increases to the population in a rural setting.

- The application is, I believe, outside the built up area, so cannot be allowed in any event.

Thank you for reading my concerns, and I hope and trust they will be taken seriously when the application is being considered.

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