

Catherine Purdie
6 Wandleys Drive
Eastergate
PO20 3SF

Your Ref: OWPC15049
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 to this planning application and my reasons are as follows:

This proposal does not agree with the overall plan for the area; this is sad to note because the village have put a lot of effort into creating a sustainable neighbourhood plan that met the requirements asked of us. What is the purpose of a neighbourhood plan if we are to be over-ruled?

The planning application puts a lot of houses in to one area. Developments should focus on brown field sites first, and should ensure new builds are dispersed across the village so that the ambience and small village feel can be maintained. With a development of this size, the village will be lost - a similar fate to that of Tangmere.

The development will affect the local golf course, owned by the Hilton - who are a significant employer in this area. Although I don't advocate bowing to pressure of big business, we must be mindful of the overwhelming pressures of finding work in this area which is largely dominated by a non-skilled agricultural industry.

There are limited places at the Walberton Play Centre for children under 5 and the Primary School is also under significant place pressure as well. Increasing the population by these additional houses, will put undue pressure on stretched educational establishments, and it should be noted that there is no ability or funds to increase the actual footprint of these establishments, in order to increase the number of places available. In addition to this, the Playcentre is struggling to recruit staff, due to the high cost of living in this area.

The additional pressure of another 350 cars from these houses, upon the small village streets, where there is limited access and parking is worrying.

Walberton is on the edge of the South Downs National Park, it is a beautiful rural village, where neighbours know one another and where we look after our elderly and our young. We don't want to become a non-descript new town; please preserve the beauty of this village as this proposed development will seriously impact upon our landscape.

Thank you for taking the time to read this. Thank you for considering my hopes for the

future of our children to grow in areas that are green and clean.

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 to 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