

Mr Peter Nichols
The Old Bakery
The Street
Walberton
BN18 0PJ

Your Ref: OWPC15051
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:

Walberton village is currently a pleasant, rural area to live in with in with a good mix of housing types. The proposed development of Tupperts Field is totally out of character with the village as it is currently developed. The population of Walberton would increase by up to 30%, all in one area. Whilst extra housing may be considered necessary it should be in small developments of a few houses on several sites, such as the development of the land adjacent to The Holly Tree and Sergants Garage site. Not only would this be more acceptable to the existing residents but would also integrate new dwellers into our village, making them feel more a part of it.

As well as the obvious point that the proposed new development falls outside of the neighbourhood plan, it is clear that the infrastructure of our village, with its lovely conservation area, is insufficient for so many new house - i.e. no additional medical facilities, the village school is not big enough etc. etc.

A development of this size will cause issues with drainage / sewage. Concreting over Tupperts Field will potentially cause the water to run down into the village increasing flood risks, not to mention the already reported issues of Avisford Park Road flooding. The old sewage system struggles as it is and has to be regularly jet-washed by Southern Water to keep it working and prevent raw sewage flooding The Street. A huge development will only make it worse.

Traffic can only increase. Cars from a new development at Tupperts exiting to join the A27 will soon discover the difficulties of getting onto the A27 at the top of Yapton Lane, and decide to turn right out of Tupperts Field development and head down The Street to avoid this. The Street is already too busy and fast for a small village, particularly in the area of the village school which will become extremely dangerous for the young children and parents. There is only a footpath on one side of the road with no crossing to the school. If this development is allowed it will turn Walberton into a small town and not the rural village we love and choose to live in.

The council must reject this totally unacceptable proposal to allow this development to take place.

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