

Emma Burbridge
Park View
Avisford Park Road
Walberton
BN18 0AP

Your Ref: OWPC15052
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 strongly object to this application for a number of reasons. Firstly the size of the proposed estate is far to large for a small village like Walberton. There simply is not the infrastructure in place to cope with this proposal. The small village roads struggle now to cope with the amount of traffic without adding additional cars. The bus service is every two hours and you could not fit 175+ people onto that one bus and the nearest train station is over 3 miles away. in this day and age aren't suppose to be encouraging people to use public transport and not to rely on cars? This in turn is damaging to the environment, not only encouraging the use of vehicles but it is taking away vital green space and turning what is a small village with beautiful landscape into a concrete jungle without the facilities to back it up! Walberton & Binsted is a great village school which both of my children attend, The school simply doesn't have capacity/ facilities to cope & The disruption that this development will cause to the children's education is unacceptable, a developement of this size will take at least 2 years to complete and when you consider the fact that this is being built all surrounding a small primary school do you actually believe this to be acceptable? Walberton does not offer any additional jobs therefore all people that move to this village would have to travel via the A27 to get to work, the turning onto and off of the A27 is dangerous enough and gets backed up onto the dual carriage way already without adding more cars! And the application to increase the speed limit on yapton lane from 30 mph to 40 mph is just ridiculous. This will lead to far more accidents on the roads again putting huge strains on our already struggling public services.

This development goes completely against our neighbourhood plan which was very generous when setting out additional housing in the village. Could you tell us if any additional brown field sites have been considered or was this just the first piece of land to come up for sale that wates development could get. Could you also tell me how this development and its location has been considered against the national planning policy framework??

this development is damaging to the environment, unsustainable and I fail to see how an additional 175 houses will have any economic benefit to our rural village & Apart from Minimal green space offered what social role is being considered??

Avisford park road is maintained by the residents of the road and Is known to flood every time it rains of which I have photographic evidence should you require this. The additional footfall that this proposal will bring with it will only add to the problems and I don't see why we as residents should be the one to pick up the bill for this.

I don't feel that Wates development have in any way considered the location, infrastructure, the residents or the local community. The display at the Avisford park hotel was quite frankly insulting, when questions were asked about these issues the simply didn't have the answers or could be bothered to answer them... is this because they think this development is a done deal?? I find it hard to believe that when the application was made for Tuppens field to be allocated as green space and Wates were in pre application advise with the council that the green space application was even considered! I wonder why!!!! This is clearly a green space area and this has been agreed by various people both at the council and parish but then a developer and a greedy farmer come along and it's declined. I ask that you reject this application

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