

Teresa Gess
12 Henty Close

Walberton
Sussex
BN18 0PW

Your Ref: OWPC15088
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 9th August 2017 which has been recorded as **'an objection'** with the comments as follows:

From my understanding of the suggested development, it seems that such changes conflict with the Neighbourhood Plan. Walberton is an established rural village community with natural growth layout. I cannot see that the roads and facilities would be suitable for such an immediate impact due to the high volume of housing in one area at once.

I've noticed a large increase in through traffic (many heavy goods) also resulting in more noise, on the Yapton Road and The Street in recent months. It is already quite difficult and dangerous to get onto/off of the A27 and an increase of possibly over 200 cars would only add to the safety issues.

Visibility down The Street is almost non-existent during school drop-off and collection times as cars are parked both sides of the narrow road making overtaking or even trying to cross the road very unsafe. Even with walkways to the school and shops, people will still drop/collect children off in vehicles on route to/from work.

We have weeks to wait for a Dr's appointment, how will local surgeries (as Walberton's is not fully functioning) cope with such a high volume of personnel at once?

I have concerns not only of the loss of village open space, impact on the community and the historic village character, but of future flooding issues and can see the beginning of a rural village becoming part of a town made up of what once was individual communities of Yapton, Fontwell and Walberton. I have seen the sad decline of such villages in Berkshire becoming part of larger towns.

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