

Donald Every
Langdale House
Tye lane
Walberton
West Sussex
BN18 0PS

Your Ref: OWPC15091
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:

Walberton is an attractive village on the very edge of the South Downs National park, and has substantial conservation areas within the village which is strictly observed

Tuppers field is a buffer zone between the A27 and the village

Arun DC HELAA 2015 report and the independent examiner have stated it is not sustainable for development on this site

Walberton PC was asked to present a neighbour plan which it did, and this excluded specifically the development of this site in favour of smaller integrated sites

ADC in the past actually asked the parish to specifically support the exclusion of the field from the the potential development area, when it was accidentally included. This was wholeheartedly supported by the local community

on July 12 2017 a majority of the full council deemed the site not suitable for development

The exit to the site is very close to 2 other exits on to Yapton Lane, namely the golf club and Manser Road. I know from past experience how dangerous the exit from the golf club can be, with cars coming from A27 at a significant speed round the bend. This gives little time to react.

The houses proposed are needed to fuel the housing shortage in the North of the county and in turn London. They will increase the congestion locally North, and East and West. Chichester, (a27 west, Arundel (A27 east), Storrington and Washington (A24 north) These are already gridlocked in the rush hours and weekends

Put the housing problem back to where the source of the problem is, and leave our rural communities alone. We gain nothing from this development, except pollution, flooding, congestion, hospital and doctor shortage, class room shortages and loss of rural space and communities. Not everyone wants to live in an urban sprawl, which is what this village will become

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