

David Mitchell
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Sidcup
Kent
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Your Ref: OWPC15110
Our Ref: WA/44/17/OUT 20-06-2017
Please ask for:
Michael Eastham

10th 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:

I am a regular visitor to Walberton and am vehemently against the proposed development on Tupperts Field. This field provides such an important element to the character of this special conservation area village.

I walk, as a hobby, all over the country and the countryside in this part of the world is its biggest asset. It would be madness to succumb to the greed of developers and destroy such an enjoyable piece of land that provides a rural setting to the village of Walberton. There are better brownfield sites to build upon.

I also value the importance of the dark night sky in this village, any large development would detrimentally affect that aspect and change the whole character of rural nature to that of an urban one.

The golf course is so close to this development, I wonder if due care and consideration has been taken to how houses built on this field would severely impact on the users. Is it even safe? I have collected golf balls from all over the field, how is this being taken into account? Either the houses and residents will be in danger from golf or the golf course will be in danger from the houses in terms of a reduction in economy to the area. Either way it is clearly a problem that needs to be considered in this application.

I understand that any development on this site would have to accept a significant increase to the number of cars in the village and locality, this must make it clearly unsustainable.

The applicants may wish to argue that as there is no 3 year supply of houses in Arun they can exploit the loophole and get approval for development but you cannot ignore the fact that this field is so evidently unsustainable and unsuitable for development, as demonstrated by the LUC study, the 2015 HELAA, the Local Examiner to the neighbourhood plan and now the Local Councillors. Is our democracy really so ineffective that so much weight can be given to developers and land agents over that of local people and their elected representatives?

As someone who lives in London I urge you to protect this rural idyll as an important asset to Arun and the country, we need somewhere peaceful to escape to from the urban landscape.

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