

Mr William Pethers
Manor House
Binsted Lane
Arundel
W Sussex
BN18 0LQ

Your Ref: OWPC15125
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:

Dear Mr Eastham,

I strongly object to the application for the development of the Land East of Tye Lane Walberton on the following grounds:

- 1. This site was not included in the Walberton Neighbourhood Development Plan 2015-2035. It is outside the Built Up Area Boundary and was voted by a large majority of the residents that it be kept as open space. Also at a meeting in July 07, the Arun District Councillors agreed by a large majority that this particular site was not suitable for development.*
- 2. There are real risks of flooding and sewage overflow to the residents of Walberton, this would be exacerbated by a large development of undrained land north of The Street. The village already suffers frequent flooding problems.*
- 3. Traffic congestion and parking are particularly bad during school term time. This can only become much worse with the prospect of 175 homes with young families contained in the middle of the village.*
- 4. There is a complete lack of infrastructure to cater for such a development in a small rural village. A primary school which is full to capacity, a lack of large shopping facilities and banking, and a post office that is about close. The narrow roads/pavements are poorly maintained and with access to the nearest town Arundel, a tortuous route taken on the A27 via Fontwell.*
- 5. The proposed single vehicular access point onto the busy Yapton Lane seems totally inadequate, it being situated only yards from the golf club entrance. It is also around only 50 metres from the concealed Binsted lane junctions with Yapton Lane. This narrow B class road is much favoured by heavy lorries coming North/South to the A27. An further junction just after a blind bend poses an additional risk to all those using this road.*

I therefore find the idea of such a large single housing development quite out of place in this small village, particularly one which damages the much valued Conservation Area.

The planning application should therefore be refused.

Yours Sincerely,

Mr William Pethers

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