

Jason Steininger
20 Chester Road
Sidcup
Kent
DA15 8SB

Your Ref: OWPC15118
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 I object to the building on Tuppens Field, WA/44/17/OUT.

It will negatively affect the landscape character and visual amenity of the village and it is against the Neighbourhood Plan.

Walberton is a lovely village with a conservation area, don't build over the countryside, build on brownfield sites instead.

Common sense is needed to stop development of agricultural land. It is unsustainable to build over it when we will need it in the future, especially with the consequences of Brexit and the likely need to be more self-sufficient as a country.

Development on this site would negatively affect the 3 facets of sustainability NPPF - Social - such a disproportionately large development against the wishes of local people would struggle to be a cohesive aspect to the social well-being of the village.

Environmental - Building over prime agricultural land and land that provides flooding protection and home to biodiversity will lead to a worsening of the environmental well-being. Increase car travel associated with this development will increase pollution.

Economic - Building so close to the golf course can only negatively affect the business this brings in to the village economy. The rural aspect that makes this village so attractive will be disappear along with this development and this will impact on the money that tourists bring in.

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