

Simon Wagstaff
Estrella
Avisford Park Road
Arundel
West Sussex
BN18 0AP

Your Ref: OWPC15128
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:

It's hard to know where to start the list of objections, but even ADC's own consultants admit the site has little scope for accommodating growth without impacting landscape quality and sensitivity of the Walberton Conservation Area.

In addition the full ADC agreed that the site was not suitable for development.

It is contrary to the Neighbourhood Plan for a number of reasons not least that it was the most unpopular in the parish survey and not allowed for development in the plan policies. What is the point of the Neighbourhood Plan process if it just to be ignored. Again contra to the wish of the Neighbourhood Plan it puts too many houses in one place not scattered about the village as was the overwhelming wish of the villagers themselves.

The loss of the green space near the centre of the villages and will therefore increase flood risk.

There isn't the infrastructure, schools, doctors, transport etc. in place to support this number of houses. It will have an adverse affect on traffic in Yapton Lane and in the villages itself.

Finally the development is contrary to both the old and emerging Local Plans because it is outside the Local Plan built up area boundaries and should not be allowed.

Thank you

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