

MATTHEW BURBRIDGE
PARK VIEW
AVISFORD PARK ROAD
WALBERTON
WEST SUSSEX
BN18 0AP

Your Ref: OWPC15137
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 strongly object to the application for development on Tupper's Field. I moved to Walberton for a number of reasons; the 2 that were top of the list were the village itself and the primary school that both my children attend. Currently we enjoy the rural character of the village that will be lost altogether if the proposed development of 175 houses goes ahead. The development does not follow the Neighbourhood Plan or the local plan. The site was the most unpopular one in the parish survey and so it was not one that was allowed for development under the neighbourhood policies. It is putting too many houses in one place and will not be in keeping with the rest of the village. The images of property's displayed by the developers at the Wates PR exercise visually looked out of character with poor designs and unusual finishing materials. We will lose a lot of green space which is not only enjoyed by the residents of Walberton but those that visit for walks. As a resident of Avisford Park Road I have massive concerns that the building of the houses will result in increased flooding creating problems for current house owners, these houses were built in the 1930's and as such are not built on foundations that would meet current building regulations. The road is maintained by the residents which regularly floods after heavy rain and with the increase in water levels would lead to increased financial implications for current homeowners; I do not believe that the developer has given this the full care and attention they should of. The impact of this housing development will have enormous knock on effects to local services that already struggle. This includes increased traffic on the roads; there isn't a great deal of employment in Walberton which would ultimately lead to more cars using the A27 to travel to work, if 175 houses are built in Walberton this will result in at least 175 additional cars. The thought of raising the speed limit along Yapton lane to 40 mph is absurd!! Adding more cars and increasing the speed limit will lead to accidents. I often take my dog for walks along this road and can tell you now that at 30mph its already too dangerous. I've seen adults and children jump backwards into bushes to avoid being struck by vehicles whilst waiting for their buses. Furthermore the increased usage of cars travelling to the train station which is 3 miles away would further congest The Street. The developers have not given any thought to the local infrastructure - we have 1 post office, 1 pub, 1 shop, 1 laundrette and 1 estate agents. The waiting times to see a Doctor are already far too long and the school is not big enough to cope with anymore pupils. In respect of the school; a development of this size will take between 2-3 years to complete with the school at the centre of the development. The noise and disturbance created from the construction will be the same time of the day children attend

school. Proceeding with the development would be damaging to the children's education and well-being - this is not acceptable. I ask that you consider my comments and all those that object to reach the correct outcome for the residents of Walberton Village by rejecting this application.

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