

Mr Stephen Phillips and Mrs Alison
Phillips
Sunny Bank
Dairy Lane
Walberton
BN18 0PT

Your Ref: OWPC15143
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:

We wish to object to the above planning application on the following grounds:

- (a) the development is contrary to the Neighbourhood Plan as it is placing too high a concentration of housing in one place on a green field site.*
- (b) Such a concentration will adversely effect the rural nature of the village, increase the volumes of traffic on roads currently unable to cope with existing two way traffic on The Street and Tye Lane*
- (c) It will damage the Conservation Area setting*
- (d) it is outside the boundary of the built up area and therefore not allowed*
- (e) We moved to Walberton in Feb 2017 due to the continued rural nature of the area and the defined Conservation Area. We are disappointed this is being overlooked and building is being considered which will adversely effect the Conservation Area and therefore should not be allowed. When we moved the local primary school could not accommodate our 5 year old child despite of the fact we live only 150 yards from the entrance. Due to this and the lack of public transport we are required to drive our child to Yapton each day for his education. The local school and infrastructure simply cannot accommodate families in 175 new houses and the housing will place pressure on traffic on The Street as families drive their children to other schools. The Street cannot cope with any more volumes of traffic at school pick up and drop off times.*

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