

Amanda Gormley
Lillypad
Yapton Lane
BN18 0AR

Your Ref: OWPC15149
Our Ref: WA/44/17/OUT 20-06-2017
Please ask for:
Michael Eastham

BN18 0AR

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:

This proposal is contrary to the neighbourhood plan and involves the use of green-field land. It is likely to increase the risk of flooding in the village which is already under threat of a knock-on effect of excessive development in the neighbouring village of Barnham. The current doctors surgery, dentists and the schools are already over capacity. When does a village lose it's identity and become yet another town? The proposed access into Yapton Lane is crazy due to the significant number of large vehicles already using the Lane to access, mainly, local nurseries. The Lane is also used as a 'rat-run' during peak times and the increase in traffic from the proposal would endanger both vehicular and pedestrian traffic. I believe that as the proposal is outside the built-up area it should not be permitted. The local shops are very limited due to the ever increasing number of large stores in Littlehampton, Bognor Regis and Chichester, and this proposal will not help them. The buyers are unlikely to find employment in the village. Do the proposed plans fit in with National development ideas. The proposed development of green-field land is likely to have an adverse affect on local nature conservation and biodiversity. These are just a few of the relevant issues! THE PROPOSAL SHOULD BE DENIED!!!!!!

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