

Mrs G. Thomas
The Orchard
Tye Lane
West Sussex
BN18 0PS

Your Ref: OWPC15151
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 wish to register my opposition to the proposed planning application in Tupperts Field, Walberton. I live in Tye Lane adjacent to the field and list the following objections apart from the fact it will cause myself and my neighbours great distress.

1. The Arun District Councillors agreed on the 12th of July 2017 the site was not suitable for development. I do not believe the A.D.C. had the right to overturn out of hand the original Inspectors decision that this was declared local green space.

2. The neighbourhood plan does not include the site as it forms an important part of the village boundary. It is not only a field but a source of winter sustenance for local small mammals and birds providing shelter in the hedging and ditches and food in the stubble.

3. There is a shortage of grazing south of the Downs for the sheep & cattle of small stock owners, converting the field to grazing would be more beneficial to local small farmers and could be easily done.

4. The village is a popular location for holiday makers who prefer a quiet rustic location to stay. This planned housing would ruin the ambience of the village making it part of the urban sprawl that now seems to stretch virtually from Eastbourne to Southampton without let or hindrance. Walberton is one of the very few remaining Sussex villages which remains a village unencumbered by massive development such as is planned. We should be preserving our historical villages for generations to come, not making them the centre of housing estates.

5. Tye Lane has a 7.5Tonne restriction on traffic, however with modern Sat Navs an increasing amount of massive vehicles, tankers and plant now attempt to use the lane. There is no pedestrian walkway but the lane is part of the footway from the village to Slindon crossing the A27. Cyclists, Horse riders & pedestrians of all types already take their life in their hands trying to lead normal lives going up the lane. More traffic from yet another housing ghetto of commuters would only exacerbate the situation here and in the village main street which already has problems.

6. Water drains from the chalk higher up and causes flooding risks especially for the houses directly below the field even when the ditches are maintained. We also have a distinct problem with sewerage as the local drains are insufficient.

7. Draft plans submitted for display obviously showed the barest minimum of houses that would be eventually granted planning permission. Whatever the size or amount built they would not be affordable to local employees or first time buyers unless the initial deposit was as little as 1%.

8. The residents would commute (there is little local employment) either by driving to Barnham for the less than excellent Southern Rail service and add to the congestion there, or enter the potholed, badly maintained and highly congested A27. Ingress and egress from Yapton Lane & Tye Lane are already compromised at certain times, especially during events at Goodwood & Fontwell which are frequent.

9. On the proposed Tupperts field site or indeed any other proposed site in the area no facilities are to be provided for Schools, Dr's Surgeries & Dentists, those existing are oversubscribed; neither are there any extra local shops or bus services planned to reduce unnecessary travel or help the less able.

I would point out that since this proposition to build on Tupperts field has become such a threat to local residents, I have never seen so many houses for sale in Walberton, all selling more slowly than expected; with people moving as far away as Herefordshire in order to maintain a rural life.

You should all be ashamed destroying Sussex in this way.

Sometimes less is more

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