

Mrs Sylvie Burke
Pond House
Walberton
Arundel
BN18 0AT

Your Ref: OWPC15095
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 have lived in Walberton for 20 years and am well acquainted with the nature of this village and location. This is a community long settled amid rural landscapes. Its character is preserved by Conservation area status - for good reason. Walberton wishes to remain a village community and not become a new town.

The site know as Tupper's Field is not suitable in any way for the construction of 175 houses. Development has already been firmly rejected as outside the Neighbourhood Plans, the Local Plans and national guidelines.

The village has adapted to changing demands and pockets of new housing have been developed in ways suitable to the village. But the village cannot cope with a large number of new houses on one site, such as proposed. There is basically one road running through the village. This joins rat runs at either end. The multiple new traffic would have to join this traffic system, enter already dangerous roadways and hazardous congestion within the village would swamp present residents' access.

Development will also increase flood risk. This is a real problem at present as substantial amounts of water run from Tupper's field into the village.

Walberton's character depends on its rural and agricultural environs which would be destroyed by this proposal

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