

Amanda Haigh
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Walberton
Arundel
West Sussex
BN18 0AP

Your Ref: OWPC15184
Our Ref: WA/44/17/OUT 20-06-2017
Please ask for:
Michael Eastham

11th 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 10th August 2017 which has been recorded as '**an objection**' with the comments as follows:

I wish to register my very strong objection to the proposed housing development of Tupper's Field in Walberton.

The basis of my objection is contained within the points outlined below:

- 1. Disregards local democratic decisions within the community and Arun District Council.*
 - a. Disregards national guidelines.*
 - b. The Application does not follow the Neighbourhood Plan*
 - c. The application does not follow the Local Plan*
 - d. ADC's full council supported the Walberton Parish Council petition agreeing that the site was not suitable for development*
 - e. All past assessments by council appointed experts have concluded that the site is not suitable for development*
 - f. The development is outside the boundary of the built up area and as such is not allowed.*
- 2. Increased traffic and demand on facilities*
 - a. The plans show the entrance exiting onto Yapton Lane which is already a busy through road with many drivers disregarding the speed limit. Also, there are many articulated lorries that pass through to the Ford lorry park which significantly reduces passing width especially at the mini roundabout junction with The Street.*
 - b. The Increase in traffic from the development will make entering and exiting Avisford Park Road, Manser Road and the houses on Yapton Lane more difficult and more hazardous.*
 - c. There are many times when The Street is impassable due to the current volume of traffic. Increased local village traffic of the quantity proposed will cause gridlock in the main village through road.*
 - d. There are no spare places at the local village school for new inhabitants*
 - e. Local doctors and dental surgeries are already struggling to cope with the current population*
- 3. Significantly changing the character of the Village*
 - a. The development puts too many houses in one place increasing the size of the village by 40%! This significantly damages the rural character of the village, devalues the landscape and damages the setting of the Walberton Conservation Area.*

- b. The development will move the Avisford Park hotel into the built up area making it less attractive to visitors that value the rural location and natural landscape surrounding the golf course. My own family members are employed by the hotel and I am concerned for their medium term employment as such.*
- c. There will be damage to the historic environment*
- d. The properties close to the development in Avisford Park Road and Manser Road will suffer a loss of privacy*
- e. The loss of outlook from properties close to the development will be detrimental to residential amenity*

4. Increased flooding risk, environment and impact on nature

- a. Prolonged heavy rainfall causes the main drains to overflow in The Street and Yapton Lane. The development will reduce natural drainage and increase flooding and sewerage risk*
- b. Local fertile and productive farmland will require a change of use and will be lost for good*
- c. The village enjoys a varied wildlife population supported by the open space, crops and surrounding trees. This will be damaged by the development.*
- d. There is very little light pollution in the area which will change significantly with the new development*
- e. There is very little noise pollution in the area which will change significantly with the new development*

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