

Howard Cook
Willows, West Walberton Lane
Walberton
Arundel
West Sussex
BN18 0QS

Your Ref: OWPC15159
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 am objecting to this inappropriate development which is disproportionate to the Parish and also not contained within the agreed Neighbourhood and Local Plans.

There are the usual infrastructure and environmental issues which result from an increase in vehicular traffic with the associated emissions and safety hazards. There is a limited local employment requirement so new residents will have to travel and if this involves the train station, where will they park?

With specific regard to Highway safety there is considerable pedestrian and grounds staff traffic crossing Yapton Lane between the two 9 hole configurations of Avisford Park Golf Course. This is already hazardous as vehicles, a lot of which are HGVs, rarely obey the speed limit. The sight lines are not great and potentially 300 plus extra cars using an additional access certainly will add to the danger.

I feel the proposed scheme would inevitably be detrimental to Avisford Park Golf Club which provides an important local social amenity and employment. The parkland feel of the course would be lost and a development overlooking the access, bar and terrace areas would be extremely unattractive as would the required boundary protection alongside the first two holes to protect people and property from wayward golf balls, which are hard and hurt! The course would become less popular with visitors which would have a knock on affect to the Hotel and other businesses. Our local businesses and village communities should not be threatened by totally inappropriate, opportunistic schemes.

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