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13th November 2020

Terry & Caroline Hyland
Dean Cottage
The Street
Walberton
BN18 0QA

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: WA/68/20/OUT
Site Address: Land west of Tye Lane Walberton
Description of works: Outline application with all matters reserved, other than means of access, for the construction of up to 155 No. dwellings (30% affordable homes) & amendment to boundary of garden land to serve adjoining property. This application affects the character & appearance of the Walberton Village Conservation Area, may affect the setting of listed buildings & is a Departure from the Development Plan.

Thank you for your internet representation made on 12th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31291

This proposed development should be refused on the basis that it is contrary to the agreed Neighbourhood Plan (the site was rejected by over 90% of residents during the NP consultation). What is the point of requiring local people to have such a plan (which is a difficult and time consuming process) if a developer can then simply come along and propose building on land that has already been considered and rejected. The application should be dismissed immediately on this basis alone!

However, when you consider all the other relevant factors, eg increased traffic on unsuitable roads, flood risk, shortage of local services (doctors, dentists, school places), it becomes clear this is essentially a two fingered salute from the developer who clearly has no real concern or interest in the local environment. Walberton is a small village that has already had over 200 new homes foisted on it in the last year alone. If the green spaces keep getting filled in then there will be no distinction between any of the villages just one continuous ribbon of development running south of the A27. This must not be allowed to happen. We all know new homes have to be built somewhere which is why we have Neighbourhood Plans. Suitable areas can and have been identified where homes can be built while the character and appearance of the village can be maintained. This application is not such a development and should be rejected.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the

website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.