

Joanna Shackleton
Myrtle Villa
Avisford Park Road
Walberton
West Sussex
BN180AP

Your Ref: OWPC16244
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

13th November 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Planning Application with some matters reserved for up to 157 No. residential dwellings including 30% affordable. This application is a Departure from the Development Plan.

Land East of Wandleys Lane and West of West Walberton Lane Fontwell

Thank you for your internet representation made on 11th November 2017 which has been recorded as '**an objection**' with the comments as follows:

There seems little point in raising an objection - even when concerns are material - since Arun DC seems content to allow landowners and developers to determine the future of our villages. Nevertheless, in the spirit of democracy, my objections are as follows:

- 1. This proposed development is outside Fontwell's built-up area boundary so should not be allowed.*
 - 2. It will increase traffic in the already dangerous local lanes - especially West Walberton Lane (which is well used by horse riders) and the centre of Walberton. There is inadequate public transport and the lanes are unsafe for pedestrians and cyclists.*
 - 3. The pincer movement on Walberton (this is the third large development in a village with a population of 2000) will have a cumulative effect on overstretched resources, notably education (the school in Walberton is full); dental practices (Walberton's dental practice has closed its list to new patients) and GP surgeries (we already wait a month for a routine appointment and Arun DC - we understand from our local practice - has refused permission for the practice to expand. Even if the Council chose to expand public services to accommodate new housing developments, this could not be achieved within the timescale.*
- Walberton is a village, not a garden city, and that is why people who live here choose to do so.*

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