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Your Ref: OWPC20531
Our Ref: WA/95/18/RES 26-10-2018
Please ask for:
Michael Eastham

12th November 2018

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 6

Approval of reserved matters following outline consent WA/44/17/OUT for the erection of 175 No. dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, allotments, play areas/equipment & community orchard & other associated infrastructure & engineering works. This application 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 11th November 2018 which has been recorded as '**an objection**' with the comments as follows:

In my opinion, the previous application should never have been approved. The issues of infrastructure have not been addressed with this current application. There is not the infrastructure in terms of roads, education, doctors, employment etc. to cope with this huge influx of people. Where will the children go to school? Where will people find work? As regards the design, the village deserves far better than this unsympathetic proposal that does nothing to fit in with the rest of the village. The design of the houses is horrid and, as far as I can see, does nothing to try and reflect the existing character of the village or conservation area. It will look like a "toy town". All properties should have front garden amenity and garages. Lack of garaging leads to unsightly parking on front drives, or dangerously, on access roads. The site is higher than the conservation area and so the height of the houses should be limited so they have less detrimental visual appearance on the conservation area. A restrictive condition should be placed to prevent any conversion of the roof space to habitable accommodation, this would prevent 3 storey houses towering over the village. There is no provision for older people. Some bungalows should be provided as part of the scheme. I am concerned that the cul-de-sac roads are not sterilised which puts the village at huge risk of further development on green spaces within the site or adjacent fields. This makes the village vulnerable to a significant increase in the number of houses from that proposed. There doesn't appear to be a footpath leading to the school or the main street of the village. This just serves to isolate the new development. A restrictive condition to prevent floodlighting of the tennis courts should be included, otherwise there will be significant light pollution to nearby houses and the conservation area. A footpath appears to lead to Tye Lane with no pavement in the Lane. Why? Tye Lane is not suitable for pedestrians. There will be potentially 300 cars plus delivery vehicles using single entrance/exit to Yapton Lane. I use this lane in the morning and it is fast (community speedwatch have tried to control this issue) but also very busy and I cannot see the road or the slip access to the A27 coping with all the traffic. I urge ADC to reject this scheme. If we have to have 175 houses imposed on us, then it is imperative that the design of the development is far better than this and serves the needs

of the existing villagers and new residents. This current scheme is nowhere near good enough.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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