

Phillip Blackman
Pinlon Tye Lane Walberton

BN18 0PS

Your Ref: OWPC15097
Our Ref: WA/44/17/OUT 20-06-2017
Please ask for:
Michael Eastham

10th 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 9th August 2017 which has been recorded as '**an objection**' with the comments as follows:

I oppose the proposal to build on this site for the following reasons.

I agree with all the many other objections regarding the enormous extra amount of traffic that would be generated by such a development emptying out onto Yapton Lane and the extra infrastructure such as school and sewerage capacity etc.

Living as I have done all my life neighbouring the site on the southwestern boundary I know the site well. At times of heavy prolonged rainfall the field acts as an enormous sponge soaking up the water. In extreme conditions this floods creating a lagoon in this corner of the field that overflows down our front path into Tye Lane and ultimately down the street contributing to flooding at the western end of the village. Any development of this field would cause greater and more frequent run off. No doubt the developers would put in drainage which would exacerbate the situation downstream as well as draining the spring line at its northern boundary, lowering the local water table with its knock on environmental consequences.

This whole area of southern England is reliant on the downland aquifers to supply its water. It has been often pointed out that, especially in times of low rainfall, these are inadequate for current requirements never mind the amount of development going on in the area at the moment and proposed for the future.

The coastal plain has some of the richest farmland in the country. It is plainly ridiculous to waste this rare commodity by building on it all.

I see the current application is for 175 dwellings. At their presentation Wates were proposing over 200 and in the past I believe there has been talk of 400 to 500 being built on this field. Wates wish to retain control of the proposed open spaces. What guarantees are there that in the future these would not be developed also?

Should permission be granted allowing only 532 parking spaces for 175 dwellings is totally inadequate. Many people might have work vehicles as well as personal cars. Also many households with older children will need more parking spaces, so at least 4, preferably more, spaces each would be needed to avoid adding to the already inadequate amount of

parking in the village.

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 to 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