

Keith H Cooper
Maple House
7 Maple Road
Walberton
BN180PN

Your Ref: OWPC15121
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 wish to object to this development for the reasons listed below:-

- 1. In general it does not follow our Neighbourhood Plan and puts to many houses in our area, given the 400 to be built at Fontwell. Such a development would be a blight on Walberton as a conservation area, taking a valuable green field site, which is part of the character of the village.*
- 2. My next concern would be the vast increase in traffic on already congested and narrow country roads, already suffering from overload. Together with developments and Yapton, Westergate and Fontewell this would also produce additional overload to the A27 also and with the little hope of any by-pass at Chichester add to the misery of peak time travel in our area. The developers have already failed to undertake a satisfactory survey of traffic, grossly underestimated the actual volume that already exists in Yapton Lane.*
- 3. Another concern is the drainage of water and waste from the site. You will be aware of the past flooding in Walberton due to inadequate and old sewerage piping which will be overtaken once more if used by the proposed site. We still get a surcharging of the mains in severe weather conditions. The developers were unable to give me a satisfactory explanation as to their definitive plans for water and waste drainage disposal from the site.*
- 4. Another serious factor is the impact on local services such as the school, which to my knowledge may not be able to cope with a large influx of pupils. Other social facilities such as the doctors and other health amenities are already overstretched. While I am aware this issue is down to the Department of Health, it must surely be taken into account due to the drastic effect on the existing community.*

These are my main concerns, although I have more, particularly the fact that this development falls outside of the Local Plan built up area boundaries. Also that there will be more devastation by way of increased light pollution, noise pollution and generally harm the rural character of 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 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