

-----Original Message-----

From: Jorgen Christiansen [REDACTED]

Sent: 09 August 2017 14:59

To: Michael Eastham

Subject: Comments to Planning Application WA/44/17/OUT.

Dear Mr. Eastham,

We write to object to the above application for the following main reasons:

- The site is not part of the agreed Walberton Neighbourhood Plan. Further the site is outside the Build Up Area boundary as set out on the current ADC Local Plan.
In addition Arun District Council agreed on 12th July 2017 that this site is unsuitable for development.
- The proposed development is likely to increase the possibility of surface water due to the high ground water table. Walberton is already subject to flooding problems during the winter in addition to the existing foul water drainage problems experienced. (We note the concerns voiced in the Local Consultation correspondence).
- Vehicular site access is limited to a single access road off Yapton Lane, the location of which is not very desirable being so close to the A 27 and the geography of the road.
The number of vehicles emanating from the proposed development will add a considerable burden to the already stretched Yapton Lane, not only during the rush hours, but also as a result of daily service access to the site and dwellings. (We note Highways' comments and concern about the proposed development, particularly about granting approval before the final location of the proposed A27 Arundel Bypass is known, a concern we share).
- The impact of the proposed number of dwellings on Walberton village and the conservation area will be very significant with additional pressure on existing infrastructure

and services combined with an increase in noise levels and the potential for an increase in local crime levels (see Sussex police comments).

- Given ADC's own Consultants LUC reservations about the site development and ADC's Full Council's backing of WPC petition and the comments above approval to this application should not be granted.

Yours sincerely,

Deirdre and Jørgen Christianen.