

Nicholas Roberts
Park Lodge
Church Lane
Yapton
Bn180eh

Your Ref: OWPC15189
Our Ref: WA/44/17/OUT 20-06-2017
Please ask for:
Michael Eastham

11th 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 11th August 2017 which has been recorded as '**an objection**' with the comments as follows:

The application (WA/44/17/OUT) should be refused on the following grounds:

It is not consistent with the Neighbourhood Plan

It represents a serious flood risk by paving over such a large area on higher ground immediatel to the north of the village. Several houses at the south end of Tye Lane, as well as the village school, are already shown as being at high risk from surface water flooding on the Environment Agency's web site. Building so many houses on Tupperts Field will only make matters worse.

The access point on to the B2132 could be dangerous and create more congestion . Since the opening of the A259 Bognor Relief Road in March 2016, there has been a very significant increase in rush hour traffic leaving the A259 at Comet Corner to drive up through Yapton and Walberton on the B2132 to join the A27. Building 175 homes on Tupperts Field will make matters worse.

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