

Gerry Reeves
High Trees
Lake Lane
Bognor Regis
PO22 0AE

Your Ref: OWPC16063
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

31st October 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Planning Application with some matters reserved for up to 157 No. residential dwellings including 30% affordable. This application is a Departure from the Development Plan.

Land East of Wandleys Lane and West of West Walberton Lane Fontwell

Thank you for your internet representation made on 30th October 2017 which has been recorded as '**an objection**' with the comments as follows:

I object to planning application WA/73/17/OUT.

The existing infrastructure is inadequate but unless ADC can prove there is a 5 year supply such an objection will be overridden at any planning appeal. However it is fundamental to ensure the problems about foul water and surface drainage do not worsen the existing situation for existing residents.

I live in Barnham and am concerned about both. The problem with sewers in both Walberton and Barnham are well documented. If a new sewer direct to Ford was built it would get round that issue but no such suggestion has been made instead there seems to be an assumption on the part of the applicant that somehow Southern Water will find the capacity in the existing sewerage network. The area has a high water table during periods of wet weather. Although the site may be free from flooding those of us living down at a lower level may experience the consequences of increased surface and subsurface water movement. Global warming has resulted in the troposphere holding more moisture therefore heavier downpours can be expected in future. If such events happened at a time when the water table was high Barnham will experience fluvial flooding and sewers surcharging. If you are minded to accept the application could such a decision be delayed until your drainage engineers are satisfied that existing residents in Walberton and Barnham will not suffer further flooding from foul water or surface drainage from this development.

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