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From: Rhiannon Lloyd on behalf of Planning.Responses
Sent: 02 April 2024 13:36
To: Planning Scanning
Subject: FW: AL/11/24/OUT
Attachments: AL-11-24-OUT.pdf

[REDACTED]

Rhiannon Lloyd (she/her)
Planner (Degree Apprentice), Planning

[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Andrew Vawer [REDACTED]
Sent: Saturday, March 30, 2024 7:51 PM
To: Planning [REDACTED]
Cc: Chloe Stevens [REDACTED]
Subject: AL/11/24/OUT

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Dear Team,

Please find attached Walberton Parish Council's objection to application AL/11/24/OUT, Land East of Westergate.

Kind regards

Andy

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Andy Vawer - Chairman - Walberton Parish Council

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WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED
Parish Council Office, The Pavilion, The Street,
Walberton, Arundel, West Sussex, BN18 0PJ

Re: Planning application AL/11/24/OUT, Land East of Westergate

Walberton Parish Council **objects** to the above planning application.

We strongly support the concerns raised by Aldingbourne Parish Council.

We appreciate that this site forms part of a Strategic Allocation. However, we consider that the current issues on and in the vicinity of the site significantly outweigh any weight given to this status.

Environmental concerns

This development is near to a key Biodiversity Corridor as described in Aldingbourne's Neighbourhood Plan and the Lidsey Rife. Bat commuting routes and roosting sites have been identified at this location.

Development of this site would potentially have a significant impact on the existing wildlife. It may interfere with the Rife, part of a chalk stream system. Aldingbourne plan policies EH2, EH4, EH6, EH12 and Arun's policies ENV DM3 and ENV DM5 apply. We are not yet convinced that the development will not interfere with the biodiversity corridor both during construction and ongoing habitation of the site.

Flooding

Flooding is currently a significant problem within the district. There are regular road closures (including but not limited to the A29 at more than one location between the A27 and Bognor Regis) and negative impacts on businesses and residents, impairing local economic performance.

Flooding is not limited to surface water issues. The sewerage system in the area is already overburdened. Southern Water has very regularly had to discharge untreated sewage into local watercourses and the sea. Sewage overflowing into residential streets is now a regular occurrence with its associated health hazards.

It is our opinion that permission cannot be granted until a flood risk assessment is undertaken demonstrating that there will be no adverse impacts both on the site but also up- and downstream to other settlements. Aldingbourne Plan policy EH5 and Arun Policies W DM1, W DM2 and W DM3 apply.

We request that any permission granted have a Grampian condition attached such that the development not commence, or habitation not be permitted, until the drainage and sewerage issues have been adequately addressed.

Traffic

400 extra dwellings will provide an increased burden on the current road infrastructure. Residents will need to travel to places of work as there is limited opportunity in the immediate area.

We note the concerns raised by National Highways regarding the A27's capacity both in this and other recent planning applications. The A29 is currently not fit for purpose, with regular closures due to flooding and regularly queueing traffic at the Woodgate crossing. Air quality concerns have been raised by Barnham and Eastergate Parish Council; extra traffic will further worsen the degree of pollution. Arun policy QE DM3 applies.

The A29 realignment scheme has been proposed as mitigation for the increased traffic levels. Should the Council be minded to approve the application we request that consideration be given to imposition of a Grampian condition such that the development not commence, or habitation not be permitted, until the A29 improvement scheme is completed.

Rights of way

We note the adverse impacts on footpaths 296, 297, 298, 300 and 317 as reported by West Sussex County Council. The poor connectivity that will result from the proposals will not mitigate this, contrary to Aldingbourne Plan policy GA2.

Affordable housing

We note that Arun Policy AH SP2 requires that a minimum of 30% of the dwellings in a development of this magnitude be affordable housing unless suitable justification for a reduced quota is provided. The current application notes an agreement with Arun Council that 15% would be acceptable and then allocates a mere 10%. Smaller scale developments in the area, such as WA/126/22/RES, have had no issues provided the required 30% and as such it is our opinion that the proposal does not comply with AH SP2.

Education

West Sussex currently has school capacity issues. Some pupils in the county are having to travel 17 miles or more to their allocated place. The need for more secondary schooling has already been identified by Arun and West Sussex County Council, but none is currently available. Increased numbers of children locally are therefore currently not sustainable.

Healthcare

The impact of 400 extra dwellings on local medical facilities will be significant. There is no proposal made to improve the situation in this application.

Other absent infrastructure

This site is part of the SD5 strategic allocation. Arun's Plan policy H SP2c, quoted in the applicant's statements includes as part of its key design and infrastructure requirements,

“g. provide a Community Hub which has been designed and will include;

- i. a new well connected local centre, with connections to the train station at Barnham,

- ii. the location and scale of the local centre shall support and respect the relationship with existing facilities within the six villages area;
- iii. new retail, commercial and community facilities
- iv. new Tier 7 library facility; and
- v. healthcare facilities to serve BEW (SD5) and Fontwell (SD6)”

None of these features are evident within this application. As it is only part of the SD5 allocation it would appear that it is not possible to make sensible decisions in a piecemeal fashion. Instead we suggest that it would be more appropriate to employ a holistic approach to consider the SD5 site and its impacts as a whole and that any decision be deferred until all of the related applications can be assembled.

Walberton Parish Council

30th March 2024