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20th January 2025

graham gurney
fir tree cottage
The Street, Walberton
Arundel
BN18 0PY

Case Officer: Amber Willard
Telephone: 01903 737942
Email: amber.willard@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: WA/102/24/PL
Site Address: Longacre The Street Walberton BN18 0PY
Description of works: Erection of 6 No. dwellings with car ports and car parking along with a new ecology and open space area with use of existing access onto The Street. This application is a Departure from the Development Plan, may affect the setting of listed buildings, may affect the character and appearance of the Walberton Green conservation area, is in CIL Zones 2 and 3 and is CIL liable for new dwellings.

Thank you for your internet representation made on 18th January 2025 which has been recorded as an objection with the comments as follows:

OWPC73661

Dear Sir/Madam

Re: Objection to Planning Application WA/102/24/PL.

I am writing to strongly object to the proposed development at Longacre, The Street, Walberton, which seeks to erect six dwellings with car port and parking, using narrow access onto The Street designed for a single dwelling. This application departs from the Development Plan and will harm the sustainability and rural character of Walberton. The cumulative impact of this and nearby developments threatens local infrastructure and services.

Grounds for Objection:

Adjacent to the Conservation Area

The proposed development lies directly adjacent to the Walberton Green Conservation Area, a designated heritage asset. The site will alter the conservation area's character, undermining its historical and visual significance. High-density housing in this location will degrade its value as a protected zone.

Mature trees within or near the site are protected by TPOs. These trees contribute to the conservation area's

character, providing screening, habitats, and enhancing the rural setting. Damage or removal of these trees would harm the area's integrity.

Conflict with Local and Neighbourhood Plans

The Arun Local Plan and Walberton Neighbourhood Plan aim to ensure sustainable growth while preserving the village's character. This application breaches these plans, lying outside the settlement boundary and failing to comply with policies prioritising low-impact development. Approval would undermine these plans and set a damaging precedent.

High-Density Development

The plans represent significant overdevelopment, out of character with the surrounding area. Its density is incompatible with the rural environment, leading to cramped layouts and reduced amenity space.

Cumulative Impact of nearby developments

This development, alongside the Tye Lane East (175 houses) and Tye Lane West (130 homes) projects, will overwhelm local infrastructure. Such unsustainable growth will further strain these services.

Traffic and Highway Safety

The development will exacerbate congestion on The Street, a narrow road unsuited to increased traffic. The proposed access creates safety risks for pedestrians and road users due to poor visibility and constrained conditions.

Environmental and Ecological Damage

The development will disrupt wildlife habitats and biodiversity. Protected species such as great crested newts, bats, dormice, and breeding birds inhabit Walberton and could use the site. Mature trees with TPOs provide vital habitats and support biodiversity. The loss of greenfield land and harm to these habitats contravenes wildlife protection laws. Without a full ecological survey and mitigation measures, this poses a significant environmental threat.

Flooding and Drainage Issues

The site already faces surface water drainage issues. The proposed hard landscaping will reduce natural drainage capacity, increasing flooding risks.

Conclusion

This proposal will harm Walberton's character, heritage, and sustainability. It conflicts with Local and Neighbourhood Plans and, combined with other developments, will overwhelm local infrastructure. Additionally, it will harm biodiversity, fail to address ecological concerns, and worsen traffic and safety issues. Close proximity to the conservation area amplifies these concerns, undermining the area's integrity.

I strongly urge the refusal of this application. This development does not serve the community's interests and further damages Walberton's unique character.

Thank you for considering my objections.

Sincerely,

Graham Gurney

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>