



REP



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

From: susan Craig 

Sent: 27 January 2025 10:04

To: Planning <Planning@arun.gov.uk>

Subject: OBJECTION WA/102/24/PLLongAcre

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Good Morning,

I have been unable to log this on the Arun Website which has been very distressing as this borders the boundary of my house/garden:

I wish to OBJECT to this proposal on the following grounds:

1. Para 14 of the NPPF states that where the LPA cannot demonstrate a 5 year land supply the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement

ADC cannot demonstrate a 5 year land supply; the Walberton NP was 'made' in 2021 and contained policies to meet the housing allocation set by ADC.

It therefore follows that the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits.

The proposal also fails to meet policies HP1 2020, HP6 2020 of the Walberton Neighbourhood Plan.

2) Traffic and parking. The street is boarded by tiny cottages offering a lovely village feel. Most of the houses and cottages retain the character and charm of a lovely quaint Sussex village. One has to drive through the narrow main street, and the only street which runs from the duck pond to the shops. Where the development is placed it will enter onto the street at a very narrow part close to Birch Close and Field Close junctions and there is also a bus stop close by which offers very restrictive views. There is already a parking problem within the area and this will only be exasperated by houses requiring potentially 21 more cars for residents but offering only 14 spaces to park! The street leads down to the Primary School which is situated within the heart of the village and becomes very congested with traffic both on foot and in cars at certain times of day. The excess cars are likely to park on the street and cause more congestion. Even now with the width of the new cars especially 4x4's you have to stop to let them past at the narrow points as there is not enough room for two cars to pass. In view of the huge development taking place at the moment in addition to further expansion the traffic will increase more than four fold in the very near future. Therefore it is necessary to allow further development in peoples gardens, over and above what has been agreed in the neighbourhood plan, which will be so disruptive to the village harmony and aesthetics of the area.

3) Water drainage. This development is being built on what was historically an Orchard. Removal of the trees has produced drainage problems over the years and certain houses have suffered from flooding. There are already 130 houses being built on higher ground next to this proposed development with more land purchased for future building higher up Tye Lane towards the A27. This is putting yet more pressure on drainage and sewerage within the area.

4) Privacy. Plot 2 bedroom looks right into my bathroom and bedroom. Plot 3 looks into my garden which will block light and lack of privacy to my property.

5) The site also abuts the Conservation Area and is subject to TPO/WA/2/16. It is such a shame that areas that are protected to offer habitat for hedgehogs, bats, dormice, birds and wildlife in general is being pushed aside so that builders and residents (who intend to sell and move) can profit from this sale.

6) I only received notice by registered letter in very late December (post Xmas) stating that the Council would make a decision by 12th February. This letter omitted to mention that all comments should be in by 29/1/2025, which in my view is insufficient time. Due to their schedules I was only able to meet with the land agent and Mr & Mrs Bruce on January 13th to discuss this development.

It is regrettable that Mr & Mrs Bruce, Land Agent and Maxwell Homes did not arrange to meet with residents on Mill Lane sooner to ask us our thoughts about the design and the impact of this development before submitting this design to the Council.

After careful consideration and as a result of all the issues listed above, together with the detrimental impact I believe this will have on the local environment and community, I am objecting to this development WA/102/24/PL.

Kind Regards

Susan Craig