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28th January 2025

Marc and Claire Mitchell
Walberton Green House
The Street
Walberton
BN180QB

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 28th January 2025 which has been recorded as an objection with the comments as follows:

OWPC73856

We submit the following information to strongly object to the proposed development at Longacre, the Street, Walberton.

Reasons for Objection:

1. Flood risk

We have now lived opposite the entrance to Longacre for 14 years and are in a good position to have seen and experienced the regular flooding that occurs on the street and surface water run-off which directly flows from the entrance to Longacre onto the Street.

The Parish has a history of flooding and, at the request of the Environment Agency, a Flood Management Plan was produced by the Parish Council in August 2011. Surface water flooding occurs after sustained and exceptionally heavy rainfall. Copse Lane, Mill Lane, Field Close, North Pound and Tye Lane all carry surface water into The Street and this includes the drive to Longacre. Approximately 60 properties in the area of Walberton Green and the pond have been identified by the Environment Agency as at risk of flooding and the proposed development, combined with Meadows will only make this worse and impact residents' lives and ultimately increase the risk of flooding our homes.

It is not uncommon to see school children, pedestrians generally, horses, cyclists and other non-car users try to get through the floods, which are sometimes spread across the whole width of the Street, whilst cars drive through often at higher speeds than necessary. The impact and risk to the non-motorised road users as a result, both from a health perspective as there is sewerage in the flood water and their safety from motorised vehicles is high.

The World Meteorological Society, has stated that warmer air can hold more water vapour, about 7% per 1 degree C rise, increasing the intensity of heavy rainfall and as a result more frequent and more serious weather events are happening, such as severe heatwaves, and heavy precipitation leading to increased impacts on more vulnerable populations and their property.
This alone should be a reason to reject this proposal.

2. Inconsistent with Walberton Parish Neighbourhood Plan, overdevelopment

In the last 5 years, the local community has seen an unprecedented number of large housing developments, which number well over 300 new houses. This is wholly inconsistent with the local neighbourhood plan which in its latest update, the Parish has been advised that they may be required to allocate sites for up to 60 units. The impact of this overdevelopment on our community is enormous and ranges from an overburdening of our roads, a greater number of lorries which seem to see the village as a cut through more now and the major impact on biodiversity that ensues. A further risk to safety is the increasing number of cars and vans that are parking on the Street, there appears few allocated visitor spaces in this development exacerbating on-Street parking. As this part of the street is a straight run, many cars go faster than the 30mph speed limit, often meaning that the parked cars become a chicane, further adding to the risk of other road users and pedestrians. Visibility for local home owners getting into and out of their drives will be further compromised by the increase in on-Street parking.

In Summary, it is with great sadness that when we moved to this prized, valued and picturesque village, that it now feels like a sprawling village that will soon be crammed full of houses and lose the main reason for being so special, namely a break away from the hustle and bustle of town life and a chance to escape the noise, housing developments and commerce in a quieter rural setting.

Does opposing any developments in this village actually stand for anything and please can the voice of those most impacted be heard?

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](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>