

Woodside
Wandleys Lane
Walberton
Arundel
West Sussex
BN18 0QR

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

5th May 2021

For the attention of Mr N Crowther, Case Officer

Reference: WA/32/21/PL – Construction of 30 No. dwellings together with associated access, public open space & landscaping. Location – West Walberton Lane, Walberton, BN18 0QF.

Dear Sir,

I wish to formally object to this planning application. This proposal does not accord with the Walberton Neighbourhood Plan and that in itself should be sufficient to reject it.

The existing infrastructure is already overstretched and no longer adequately able to service the requirements of the residents. Schools are oversubscribed, getting a doctor's appointment is now becoming more and more difficult, registering with a local dentist as a new patient is almost impossible and that is before the 600+ new houses, which have already been approved, are occupied. The broadband speed in the village is poor and any future reduction, as will be caused by an increase of users, is likely to result in fewer people being able to work from home. Instead, they will have to commute to the office. Improvements need to be made now rather than relying on Section 106 'agreements' which either take place years too late if at all. After all, you cannot immediately recruit teachers, doctors and dentists and have them working in the area in a short space of time.

There is virtually no local employment in the village and so the residents of this development will be required to travel to work. Public transport is very poor and so this is likely to lead to more cars on the road, something that is contrary to Arun's desire to move towards being 'carbon-neutral'. The Traffic Assessment is clearly written to support the application rather than objectively assess its impact. I have little doubt that WSCC Highways will not raise any objection as that is their default position based on subjective opinion rather than any formal safety risk assessment.

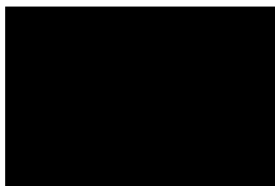
If the ill-conceived realignment of the A29 takes place then turning right at the western end of Eastergate Lane onto Fontwell Avenue will become almost impossible except at very quiet times. This will mean that the additional traffic generated by this development will likely utilise West Walberton Lane to access the A27. Neither this nor Eastergate Lane has any significant length of pavement and so motorists have to share the roads with other road users (pedestrians, cyclists, horse riders etc.) thus significantly increasing the risk to everyone's safety.

The planned exit from the development onto Eastergate Lane is almost opposite the egress from the cycle path that runs to Barnham which is used by many villagers to go to Barnham village for schools and shops. This will greatly increase the risk of a collision between a motorist and cyclist in this vicinity; especially at peak commuter times due to the speed of motorists using Eastergate Lane as a short cut through the village.

The Neighbourhood Plan has undergone a wide consultation process as well as being democratically supported by the residents. Should this be ignored and this development approved then some will conclude that there is more than a whiff of impropriety in the planning process.

For all the reasons stated, I wish to object to this application and urge you not to approve it.

Yours sincerely



Martin R Sutton