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13th May 2021

Peter Hammond
Sundown
West Walberton Lane
Walberton
County (optional)
BN18 0QS

Case Officer: Mr N Crowther
Telephone: 01903737500 Ex 37839
Email: neil.crowther@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/32/21/PL
Site Address: Land at West Walberton Lane Walberton BN18 0QF
Description of works: Construction of 30 No. dwellings together with associated access, parking, public open space & landscaping. This site may affect the setting of listed buildings, affects the character & appearance of the Walberton Green Conservation Area, is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwellings.

Thank you for your internet representation made on 12th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36082

I am writing to object to the proposed development in Walberton, WA/32/21/PL.

Here is a summary of why I reject this proposal and why I think it should be vehemently opposed by all local authorities and hopefully by Central Government.

1. A housing estate of 30 new 'dwellings' at the bottom end of West Walberton Lane is utterly inappropriate and completely out of character when compared against the landscape and existing dwellings for the entire length of West Walberton Lane. Please do not allow the destruction of one of the finest country lanes in the County. No amount of tree planting will hide what will become the Walberton Ghetto.
2. 30 dwellings will ultimately see anywhere between 60 and 90 cars on this development. Property developers never allow enough space for car parking turning this development into a bigger blot on the landscape of West Walberton Lane than the design of today.
3. Additionally, this development will also increase the likelihood of traffic-related incidents and accidents not only in West Walberton Lane - given it has no footpaths - but also in the Street of Walberton where the roads are very narrow especially near the schools.

4. Issues of flooding and sewage will be a bigger problem in the future than it is today given this field already suffers from flooding. Obviously, this is my Laymans opinion, but I feel confident that professional flood risk consultants will support my assertion.

5. This development will do nothing for this fields Flora and fauna. Introducing even so called 'buffer' areas between the houses and hedgerows will provide little to no benefit given the impact of other human ecology factors (e.g. noise, contamination) of more than 60 people.

6. Noise levels resulting from machinery usage, vehicle movement, or other activity on the site, which when measured against the existing ambient noise levels in the locality will be likely to unacceptably disturb occupants of nearby residential properties or would not be likely to adversely affect enjoyment of the countryside.

7. This development is as your planning notice says is a departure from the Parish Councils own Development Plan that reflect the views of the whole community and should not be dismissed lightly.

In closing, please do not allow this abomination of a development on the Walberton landscape and environment to go ahead. Housing targets can be met without destroying some of the finest areas and villages in the county such as Walberton and the area around West Walberton Lane.

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/planning-decision-process>.

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/weekly-lists>

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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.