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14th May 2021

Amanda Sutton  
Woodside, Wandleys Lane, Walberton  
BN18 0QR

**Case Officer:** Mr N Crowther  
**Telephone:** 01903737500 Ex 37839  
**Email:** [neil.crowther@arun.gov.uk](mailto: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 13th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36209

Dear Sir,

Ref; WA/32/21/PL: Land West of West Walberton Lane

I wish to object to this application with the following concerns;

It is outside the democratically adopted Walberton Neighbourhood Development Plan (May 2021).

The site was considered at the time of the development of the Plan and rejected. In addition HELAA considered it 'Not Developable'.

The Village has exceeded the required housing development imposed upon it and further housing is not required.

The development has not, even after revision, met ADC Environmentally Sustainability criteria . It has watercourses beneath it and would conflict with the CE6: Protection of Watercourses.

In addition it would adversely affect a Biodiversity Corridor and the setting of the Conservation Area and impact the rural character of the area.

Traffic in the village would be increased in direct opposition to the the Neighbourhood Plan - car use appears

to have been underestimated - local car ownership is high due to little 'in village' employment and poor public transport.

It does not seem reasonable to base traffic levels on surveys done mid-pandemic which are likely to distort the true picture.

Assumptions regarding pedestrian access across Parish land have been made, when permissions are not granted.

Yours sincerely

Amanda Sutton

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](mailto: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](https://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.**