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14th May 2021

Martin Sutton
Woodside
Wandleys Lane, Walberton
Arundel
West Sussex
BN18 0QR

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 13th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36211

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.

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.