

[REDACTED]

From: John Broadley [REDACTED]
Sent: 17 May 2021 10:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Please find attached acknowledgement of Planning Application Comment - WA/32/21/PL

Dear Mr Crowther,

Thank you for your acknowledgement. I have sent you my full comments in the post, but attach the electronic original here.

I'm afraid there is a limit on the number of characters in the Comments section on the system and so had to summarise my comments, somewhat inelegantly. I would be grateful if you could post my full letter on the system.

Kind regards,

John M Broadley

From: planning.responses@arun.gov.uk
Sent: 17 May 2021 07:49
To: [REDACTED]
Subject: Please find attached acknowledgement of Planning Application Comment - WA/32/21/PL

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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Copse Acre
Copse Lane
Walberton
Arundel
BN18 0QH

14 May 2021

Dear Sir/Madam,

Planning Application WA/32/21/PL
Land West of West Walberton Lane

I am writing to register my objection to the planning application in respect to the above site. I set out my reasons below.

Flood Risk to the Site itself

The site is situated towards the bottom of a hill. It is fed by a number of streams above it. Figure 4 of the 2019 A27 Arundel Bypass Public Consultation document ([A27 Arundel Bypass Further public consultation Have your say.pdf](#) ([citizenspace.com](#))) sets out the Environmental Constraints in the area. The map shows streams flowing south from the A27 and flowing to two areas on the site marked as “Flood Zone 2” and “Flood Zone 3”. There are additional chalk streams which flow down to the site from ponds in Copse Lane. I believe there is also a pond south of Wandleys Lane which may also affect the site.

As such, the land is subject to regular flooding. My own property adjoins the site on the opposite side of the road on West Walberton Lane and suffers the same fate. While “Flood Zone 3” is defined as “land having a 1 in 100 or greater annual probability of river flooding”, it understates the true incidence. On three separate occasions in the last 25 years or so, my garden has been turned into a lake following torrential rain filling these streams. On average it took four days for the water to drain away. In addition, the part of West Walberton Lane adjoining the site suffers large pools of water at least annually during periods of heavy rain – the force of the water is pushed up through the manhole covers. My experience is that there is a one in 8 or greater annual probability of flooding.

I note with some alarm that the development proposes to dispose of some of the water through soakaways. This will only exacerbate the problem.

The site is therefore unsuitable for housing – any plots may well be rendered uninhabitable.

Flood Risk of the Site to Adjoining Land

The site is on slightly higher land than the Village Green and some properties on Eastergate Lane and by the Village Green. Construction on the site is likely to divert some of the water on to these areas by way of run-off, whereas currently it soaks into the land.

There is also a risk that floodwater may be diverted into West Walberton Lane and houses thereon. In this respect, I reserve the right to take legal action should the development proceed to the detriment of my property.

The Site is Contrary to the Neighbourhood Plan

The Neighbourhood Plan and the independent review by AECOM both rejected the site for development. The Plan was approved by 91% of those voting in the referendum on May 6th 2021.

The Site Violates the Protected View of the Village Green in the Neighbourhood Plan

Section 21 of the Application states that the site is not visible from a public road or other public land. This is incorrect. The site is almost wholly visible from Eastergate Lane and is also visible from the Village Green and parts of West Walberton Lane. The “high-rise” nature of the buildings, with two levels and steep-pitched roofs, will dominate the surrounding low-rise housing as well as the Green and will seriously detract from the rural nature of the village.

Access to the Site is Unsafe

Access to the site on Eastergate Lane is opposite the pedestrian and cycle path to and from Barnham. There is a particular risk of accidents involving cyclists.

Deterioration of Eastergate Lane and West Walberton Lane

Despite the efforts of Highways England, Eastergate Lane and West Walberton Lane are in a sorry state of repair. There are alarming depressions in both roads, presumably due to the drainage problems noted above. Potholes are a regular occurrence on West Walberton Lane and have to be repaired regularly. This lane is lined by tall trees which, while adding to the ambience, have roots which serve to make the road even more uneven. The provision therefore of parking for 71 vehicles (as set out in Section 9 of the Application) will therefore add considerably to the deterioration of these roads.

It should be noted that both roads are expected to carry considerably more traffic anyway if the Grey Route for the A27 Arundel Bypass is built, due to the lack of a Southbound junction with Yapton Lane.

Unsuitability of the Proposed Buildings

The design of the site buildings is completely out of character with the surrounding existing buildings. The use of bright-red tiles, red brick and timber facing is garish and clashes with the materials used elsewhere in the neighbourhood.

Pressure on Services

Walberton is a small village with comparatively little in the way of services. The local surgery is already overwhelmed, such that it cannot currently provide routine appointments. The provision of housing for around 100 extra people represents a population increase of 5% compared with the latest available census (ignoring the population increases arising from other developments currently under construction) and so will increase the burden on services. The developers have made no proposals for incorporating new services on to the site, such as a medical facility, shops or library, but expect existing services to cope.

In conclusion, I believe that this application should be rejected.

Yours faithfully,

John M. Broadley