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21st May 2021

Susan Margaret Young
DRAGONFLIES
WALBERTON GREEN
WALBERTON, ARUNDEL
BN18 0AT

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 20th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36467

I wish to object to the above planning application for the following reasons:

It is not part of the 2020 Walberton Neighbourhood Development Plan which passed referendum on 6 March 2021. The original planning application was rejected by residents in 2016. The Parish has exceeded its required allocation of 60 dwellings in its Plan and has a proven track record of fulfilling its quota therefore no extra development can be justified.

The site affects the setting of the conservation area "New development must protect the open/rural character of the Conservation Area's setting - ." The site interferes with the views across Walberton Green from the Conservation Area in conflict with Walberton Policy VE13: Views and Vistas.

Development at this location does not fulfil the criteria laid down by ADC Policy H SP3 - Rural housing and exception sites.

The site is listed in HELAA as Not Developable as "Flood Zone Fluvial 2 & 3a, groundwater flood risk, conservation area and TPO. Designated as existing open space in the Local Plan. Due to constraints related to the site access and potential impacts upon the conservation area, the site will be added to the HELAA as "rejected at this time". Having lived in this area for 33 years I know that due to run off from the streams leading into The Pond and from land to the north of Mill Lane, the whole of this area is subjected to periodic flooding and any development would further exacerbate this.

The site does not fulfil the criteria for Walberton Policy HP1 2020 as it is outside the built-up area boundary and is not in accord with countryside policies in the Arun Local Plan and South Downs Local Plan.

At the pre-application stage in 3 discussions with ADC, the development failed to demonstrate its environmental suitability, was found to be in conflict with ADC Policy ENV DM5. At the second revision "redesign fails to meet the environmental objective and so NPPF presumptive development not engaged." At the third revision ADC remained on record as not supportive.

This site impacts a key Biodiversity Corridor and the north western part of the site is within the SDNPA HRA buffer.

Eastergate Lane has a 40mph speed limit at the proposed access point with limited visibility both west and east: thus the Transport Assessment acknowledges that there is a risk of accidents at this point.

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.