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24th May 2021

Jane Chew
Albert Villa
The Street
Walberton
West Sussex
BN18 0PF

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 23rd May 2021 which has been recorded as an objection with the comments as follows:

OWPC36601

The Walberton Neighbourhood Plan was agreed a long time ago and our Plan was very positively confirmed in the referendum on 6th May this year. This proposed development was first rejected in 2016. Walberton has already more than exceeded the 60 dwellings agreed in our Plan meaning this proposed development is not required and should not go ahead.

Furthermore, the proposed site is a green field site outside the Walberton built up area boundary and so conflicts with Arun DC's Local Plan that states residential development outside the built up area boundary will not be permitted.

It is also in conflict with Walberton Plan CE15 - Views and Vistas and also VE4 regarding the preservation of the rural character of the Conservation Area.

A further worry is the possibility of flooding. Your expert reports have recorded a high risk from groundwater flooding. Certainly, the nearby Barnham Road is very susceptible to flooding and other locations in close proximity have experienced surface water flooding. This proposed development has watercourses passing through it and conflicts with CE6 Protection of Watercourses.

Finally, there are concerns regarding traffic and vehicle and pedestrian access. There is no pavement on Eastergate Lane and rather limited visibility at the proposed access point where there is the 40mph limit. Walberton is not well served by a regular bus service and not one that easily supports the working population at commuter time plus no evening or Sunday services at all. This means the 30 houses proposed on this development may well be generating around 50 cars many of which will be accessing the A27 via West

Walberton Lane. This road is badly surfaced and has no pavements at all. It is deemed the cycle and pedestrian route to Fontwell but increasing numbers of vehicles make this an even more dangerous road and also lead to even more vehicles accessing the already overloaded Fontwell roundabout.

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.