

From: Neil Crowther <Neil.Crowther@arun.gov.uk>
Sent: 25 May 2021 13:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: WA/32/21/PL

From: Sylvie Collier [REDACTED]
Sent: 25 May 2021 12:32
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: WA/32/21/PL

From: Pond House, Walberton Green, Walberton BN18 0AT

To: Mr Neil Crowther
Group Head of Planning
Arun District Council
by email to : neil.crowther@arun.gov.uk

I wish to register my firm Objection to the proposed application WA/32/21/PL for construction of housing on the greenfield land west of West Walberton Lane. Please upload this letter with photos to the planning portal.

This countryside land is inappropriate and unsuitable for such construction. It is bounded by country lanes, without convenient access to public services, and sitting on a flood hazard. The proposal is in conflict with carefully considered planning policies, as described below and detailed by Walberton parish council in their Objection - which I support.

Location: On one side is Eastergate Lane, the mile-long habitual exercise promenade for classic and retired race horses; on the other the pot-holed West Walberton Lane with apparently irreparable shifting sands below the tarmac. Neither is wide enough to take a high traffic load or provide access for proposed houses. There are no pedestrian footpaths although both are used by walkers and cyclists.

At the apex is Walberton village pond, the unique and much valued community asset, a haven for wildlife with nesting moorhens and ducks, and fish. In January 2021 the pond was polluted by brown mud that poured from a culvert as builders' run-off from a site half a mile away gushed along water courses crossing the area. *Photos of mud in pond from 28 January 2021.* This illustrates the vulnerability of water courses at the location.





Countryside: The land is a greenfield site, recognised as being within the countryside, and outside the Walberton built-up area boundary. It does not accord with countryside policies in the Arun Local Plan and South Downs Local Plan. Construction here would conflict with Local Plan Policies SD SP2 and C SP1; ADC Policy C SP1 indicating that residential development in the countryside outside the BUAB will not be permitted.

Flood zone: The site is assessed as Not Developable in HELAA which lists "Flood Zone Fluvial 2 and 3a, with groundwater flood risk.

During a period of rainfall that swamped Eastergate Lane, adjacent to the application site, gardens, driveways and garages were flooded to the extent that residents were forced to bring out their own shovels to dig trenches to carry water away.

Traffic: The proposal for 30 houses is likely to add scores of daily car trips in and out by private cars in addition to delivery vehicles. Capacity in Walberton village is limited and would be under severe stress. Much of the traffic leaving the zone would head for the overcrowded Fontwell roundabout described as currently over capacity by Highways England in their objection to WA/68/20/OUT.

Neighbourhood Plan:

I am aware that the land is a valued part of the countryside amenity and designated as existing open space in the Local Plan. It has been rejected for residential construction by extensive consultation processes. It does not conform with countryside policies in the Arun Local Plan and South Downs Local Plan and conflicts with ADC Policy ENV DM5, and ADC criticises potential environmental impact. I consider that these democratically confirmed policies must be upheld.

More than 90% of votes cast on the referendum of 6 May 2021 affirmed Walberton Neighbourhood Development Plan. This Neighbourhood Plan lays out criteria for the conservation, development and acceptable allocation of additional dwellings and shows that no extra development can be justified. The proposed house building conflicts with Walberton Neighbourhood Plan in several measures including Policy VE4 - protecting the open character of Conservation Areas; Policy VE7 - Surface Water Management; Policy VE10 - Biodiversity Corridors and further policies, all confirmed through lengthy consultation and examination. I fully support the Neighbourhood Plan and, accordingly, Object to proposed development on land west of Walberton Lane.

Sylvie Burke

[REDACTED]

Pond House, Walberton Green.

Sylvie Collier

[REDACTED]