



Arun District Council
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26th May 2021

Andrew Vawer
1 Wandleys Close
Eastergate
Chichester
PO20 3SH

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 26th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36713

I object to this application for the following reasons.

- * It is not part of the recently completed and supported at referendum Walberton Neighbourhood Plan.
- * This application would increase the number of dwellings by approximately 50% compared to that presented in the Plan, so leads to overdevelopment.
- * The site is on greenfield land outside the Built-up Area Boundary and affects the setting of the Conservation Area (conflict with WPC policy VE4). It interferes with the view from the Green (WPC policy VE13 2020)
- * Arun's HELAA describes the site as not developable.
- * Highways England express concerns with traffic increase for the A29/A27 Fontwell roundabouts. Increased traffic on Eastergate and West Walberton Lanes would lead to increased risks to the public given the lack of footpaths and general poor quality of those roads. The developer's own assessment acknowledges the increased risk of incidents on Eastergate Lane due to the 40mph limit and proposed access point.
- * The site interferes with a defined Biodiversity corridor (WPC Policy VE10 2020)
- * The site has a flood risk; increased groundwater flooding will wash into the village pond increasing pollution. This has already been observed with the development at Sunny Corner nearby. The groundwater assessments are incomplete.

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.