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27th May 2021

Maria McKenna
Grace Cottage
Copse Lane
Walberton
BN18 0QH

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:

OWPC36781

Sirs,

I strongly object to this planning application on the following grounds.

The Site is NOT part of the 2020 Walberton Neighbourhood Development Plan, which passed referendum on 6th May. The parish has exceeded its required allocation of 60 dwellings in its Plan and the vast majority of Walberton residents, over 95%, consider it important to preserve the setting of our village within open countryside.

The site effects the setting of the conservation area.

The site is listed in HELAA as NOT DEVELOPABLE, due to flood risk.

The site impacts a key Biodiversity Corridor, which is a designated Green Infrastructure Corridor by ADC.

Also, the site is a green field site outside of the Walberton built up area boundary and conflicts with Local Plan Policies SD SP2 and C SP1.

The impact of additional traffic through the village will be significant, especially given the other developments already taking place. Traffic counts made in September 2020 will be much lower than normally expected, due

to the global pandemic, and should therefore not be used to assess traffic levels for this development. 30 houses would be likely to generate at least 60 cars, with most leaving for school and work runs in the morning, creating an unacceptable additional level of traffic around the Green, which is already a dangerous junction, and around the Fontwell roundabouts. There is no pedestrian footpath on Eastergate Lane which would make the site incredibly dangerous.

I also worry about the lack of additional services in the village. The local Doctors surgeries are already struggling to cope with demand, yet hundreds of houses are already being built.

Walberton village doesn't need another 30 houses and the infrastructure of the village simply cannot cope.

Thank you for taking my comments into consideration when reviewing this application, which I hope will be refused.

Sincerely

Maria McKenna

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.