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27th May 2021

David Grainger
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:

OWPC36782

I would like to strongly object to this planning application.

Firstly, the yellow planning notices have been placed in the wrong places and as such are misleading. There is no sign at all near the proposed entrance to the site.

The site is totally unsuitable for development due to a serious flood risk. This proposal WILL without doubt increase the risk of flooding in Eastergate Lane, Walberton Green, the pond, Burch Grove and Barnham Lane.

I agree with the points made by Arun DC in all the pre-apps, that the site of not suitable for development, particularly Environment ENV DM5.

The site is NOT part of the 2020 Walberton Neighbourhood Development Plan, which passed referendum on 6th May 2021. It was rejected by residents in 2016. The parish has exceeded its required allocation of 60 dwelling in its Plan.

The site affects the setting of the Conservation Area.

The site is listed in HELAA as Not Developable.

Agricultural land should be protected - as stated in ADC Policy SO DM1: Soils

This site impacts a key Biodiversity Corridor, designated by ADC

The proposed 30 dwellings would generate a huge increase in traffic. The 2011 census shows that Walberton Parish has almost double the West Sussex average, with 3 and 4 car ownership per household. Assuming 2 cars per household gives 60 cars on the proposed development. This would create a large amount of additional traffic in the morning with work and school run journeys, which is a significant increase for the village. The development would increase the amount of traffic using the Fontwell roundabouts.

Eastergate Lane has no pedestrian access footpath, which would make the development dangerous to walk to and from and create the necessity of car use.

I hope my comments will be considered in the objection to this planning application.

Thank you

David Grainger

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.