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27th May 2021

Stephen Morley
Christmas Cottage
West Walberton Lane
Walberton
West Sussex
BN18 0QS

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:

OWPC36784

We strongly support the objection registered by the WPC 10 May 21

This proposed site lies on a greenfield site outside the Walberton BUAB, does not fulfil the Walberton policy, HP1 2020, to retain the existing boundary of the village and is not in accordance with countryside policies in either the Arun Local Plan and the South Downs Local Plan. The land is categorised as countryside and the development will therefore conflict with Local Plan Policies SD SP2 and C SP1

Further, this issue is a clear principle underpinning our current neighbourhood development plan. 97.2% of Walberton residents supported this plan and consider preserving the setting of the village within the open countryside a key consideration in the planning of any future developments

The 6 local villages have seen a significant increase in new housing and Walberton has already exceeded its required allocation of 60 houses in our approved 2019 Neighbourhood Plan

Flood Risk ADC SFRA map shows medium risk of groundwater flooding on the site

The land on which the development will be located has experienced serious flooding on several occasions. Whilst the developer proposes the use of a SUDs, the management needs to be undertaken by a competent body to ensure their effectiveness

The development is close to Walberton Pond which has already recently adversely affected by run-off into the chalk streams from the development at Sunny Corner. This proposed development conflicts with CE6: Protection of Watercourses

As noted by WPC, the drainage engineer was misinformed about the number of potential houses and the

assessment of likely groundwater levels were monitored for an inadequate amount of time, making the conclusions invalid

Finally, this development will have an adverse impact on properties in Barnham Lane by increasing their flood risk from runoff water

Traffic The development will result in even further traffic on WWL both during construction as well as occupation

It will put more pressure on other local roads, especially the roundabout at Fontwell. This roundabout is already overcapacity; we understand that Highways England has objected to other local developments because of this issue

Traffic studies undertaken during 2020, with the impact of restrictions due to the pandemic are not representative of the longer term demands nor representative of a "normal year". The village will also be adversely affected by the proposed Grey Route for the A27 bypass and it is likely that The Street and WWL will be used as a cut through to negate any queues travelling westbound at the Fontwell roundabout. Assuming two cars per household this gives 60 cars on the development increasing traffic on key access roads such as WWL.

Biodiversity This site impacts a key Biodiversity Corridor. It is designated a Green Infrastructure Corridor by ADC, it is in conflict with Walberton Policy VE10 2020 - Biodiversity Corridors. Finally, the north western part of the site is within the SDNPA HRA buffer & should be protected

General The Neighbourhood Plan demonstrates how it will meet government objectives for new and affordable homes. This process is of little value if developers and planners override these plans

We have already exceeded government targets. Combine the additional housing with the A27 diversion through our village, this will cause a detrimental change to the village - which we feel very passionate about and wish to preserve

Neither our PC nor our DC have supported this development from its inception. The developer has sought to revise its plans to address objections raised by these two organisations. The developer does not address the fundamental issue here, which is the development is not required or in line with any agreed plans.

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.**