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27th May 2021

Peter Gillespie
Green Acres
Copse Lane
Walberton
Arundel
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:

OWPC36785

I object to this development for the following reasons:

The site is not included in Walberton's Neighbourhood Development Plan. The village voted to accept this plan very recently. Why ask residents to vote for a plan if the planning process then ignores it.

Development of this site would add to the already increasing volume of traffic using the narrow and poorly maintained roads in Walberton. West Walberton Lane and Eastergate Lane in particular are already fairly unpleasant to walk or cycle along. There are no footpaths and West Walberton Lane is already difficult to gain access to from Copse Lane due to the volume and speed of traffic. Horses, cyclists, dog walkers and at least one disabled person use this road on a regular basis. Any increased level of traffic will also make it more hazardous to cross Eastergate Lane from Walberton Green across to the pond. I use this route to gain access to the Barnham cycle path. It is already dangerous due to limited visibility of traffic approaching from Eastergate. I have already witnessed a number of near misses here. These proposed 30 houses, added to the numerous other planned new developments, not least the planning development at the top of Copse Lane and that at Tupperts Field will increase the traffic through Walberton to an unacceptable level. They and the numerous other developments in Walberton, Fontwell and the surrounding area will put a huge strain on the already creaking infrastructure. The water pressure in Copse Lane is already very poor, we have had an increasing number of power cuts, it is very difficult to get a doctors appointment, national health dental

practises are almost non existent. Road maintenance is appalling. The list goes on. And this is before people start moving into the area to occupy the planned developments.

Flooding at the bottom of Copse Lane at the junction with West Walberton Lane is a regular occurrence, particularly during the winter and the site of the planned development is routinely submerged. Building 30 houses there is only going to exacerbate this problem.

Finally this development, added to all the others will detract from the current rural village atmosphere in Walberton and in particular impact on the conservation area around the village green and pond.

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.