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28th May 2021

Fiona Barratt
Greenacres, Copse Lane
Walberton
West Sussex
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 27th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36830

OWPC36572

I object to this application on the following grounds:

The site is not included in Walberton's Neighbourhood Development Plan. A lot of work went into producing the original Plan and then more recently updating it, including many consultations with residents. The Plan has allocated numerous sites for development but not this field. Residents voted overwhelmingly to accept this Plan only a few weeks ago.

Developing this site would have a deleterious impact on this side of the village, and the conservation area around the Green and the pond. Two approaches to the village (Eastergate Lane and West Walberton Lane) currently rural and semi-rural lanes would become suburban as they near the Green.

Development of this site would significantly increase traffic in the village, especially along Eastergate Lane and West Walberton Lane, and at the five-way junction by the Green. These lanes are narrow and without pavements so any increase in traffic increases the risk to pedestrians, cyclists and horse riders etc.

Building on this site would increase the risk of flooding. During wet weather and in the winter months a significant part of this field is submerged. If much of the field is tarmacked over, then there will be even less ground to absorb the excess water. Even now in late Spring, the watercourses surrounding the field are relatively high, the problem of run-off being exacerbated by developments upstream.

There is no proven need for houses here on this site. There are currently hundreds of acres within a three mile radius of this field that have been granted permission for residential developments. Work has begun on some of them, others are currently empty fields surrounded by wire mesh fences. It remains to be seen if all

these approved homes will be built and sold, and how many will end up being used by councils in other parts of the UK to house their own residents out of area. Until all the homes for which planning permission has already been granted have been built and occupied, there is no justification for developing this field. Local infrastructure (sewerage, schools, medical centres, roads etc) are already incredibly overstretched. Building more houses here will only add to existing problems. Road safety will be impacted and could lead to loss of life due to excessive traffic on small roads.

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.