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28th May 2021

Veronica Castle
11 Pound Road, Walberton, West Sussex
BN18 0PU

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:

OWPC36834

I wish to register an Objection to the application WA/32/21/PL Land West of West Walberton Lane. The site is not part of the 2020 Walberton Neighbourhood Development Plan which passed referendum on 6th May 2021. The site affects the setting of the conservation area. The site is listed in HELAA as Not Developable. Also, this development is on a green field site outside the Walberton built-up area boundary.

At the pre-application stage in discussion with ADC, the development failed to demonstrate its environmental suitability. This site impacts a key Biodiversity Corridor. This is designated a Green Infrastructure Corridor by ADC. It is listed in the Walberton Neighbourhood Plan as Biodiversity Corridor 3 - Copse Lane chalk streams (document <https://www.walberton-pc.gov.uk/Document/Default.aspx?DocumentUid=E2691600-262F-415B-9D70-59D3BF874C5D> in the Plan evidence base). This puts the proposal in conflict with Walberton Policy VE10 2020 - Biodiversity Corridors.

Some parts of the site are in flooding zones 2 and 3a. These zones extend up to the proposed housing plots.

Groundwater levels have been monitored for an inadequate amount of time - 103 days rather than 183 days. The planning submission supporting documentation includes a statement from Forge Environmental that, the developers "did not realise it would be necessary to undertake groundwater level monitoring between October and March."
o This suggests a fundamental lack of understanding of the nature of the site by the

developers.

The reduced soakaway capacity will have an adverse impact on the properties in Barnham Lane by increasing their flood risk from runoff water. The development has watercourses passing through it. It is in close proximity to Walberton Pond which has already recently been adversely affected by runoff into the chalk streams from development at Sunny Corner (WA/75/17/PL). This proposal conflicts with CE6: Protection of Watercourses.

Assuming an average of 2 cars per household gives 60 cars on the estate; car travel is generally necessary in the Parish for work purposes.

o This is a significant number of vehicles to add to the village. Walberton Neighbourhood Plan Policy GA5 Traffic Management states that proposals that significantly increase the level of traffic within the villages will be resisted.

This development increases the amount of traffic that will use the Fontwell roundabouts. There is no demonstration of nil impact on them in the assessments. These are already well documented to be over capacity; Highways England has objected to other local developments (eg WA/68/20/OUT Land West of Tye Lane) because of this issue.

There is no pedestrian footpath along Eastergate Lane. The site plan suggests a connection directly east to Walberton Green; this requires the consent of the Parish Council which is not a given.

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.