

Melanie S Guimaraens
Woodlands
Copse Lane
Walberton
Arundel
West Sussex BN18 OQH

[REDACTED]

27th May 2021

Group Head of Planning,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex
BN17 5LF

Dear Sirs,

Planning objection to WA/32/21/PL

I object to this application on the following grounds:

- 1.The site is not included in Walberton's Neighbourhood Development Plan.
This site was originally submitted for consideration in 2016 and rejected by the residents.
The parish has exceeded its allocation of 60 houses and has not allocated this field. Residents voted on 6th May 2021 to overwhelmingly accept this Plan. No response of challenge was made by the developer who clearly ignored the processes that villages have to retain some control over planning in their neighbourhood.
2. The site affects the setting of the Conservation Area, Walberton Policy VE4 Conservation Areas and Areas of Special Character and Policy VE13, Views and Vista.
Developing this site would have a deleterious impact on this side of the village, and the conservation area around the Green and the pond.
- 3.The site is listed on HELAA as not developable due to flood risk and also the effect that it would have on the Conservation areas.
- 4.The proposed development is outside of the built-up area of the village in accordance with ADC Policy C SP1 and is against Walberton Policy HP1 2020.
- 5.ACD Policy SO DM1 states that agricultural land should be protected.
6. Development does not fulfil criteria of ADC Policy H SP3 re rural sites.
- 7.Environmental concerns. The site does not meet ADC environmental conditions despite the developer liaising on a number of occasions with ADC. The site impacts a major Biodiversity Corridor designated a Green

Infrastructure Corridor by ADC and is in conflict with Walberton PolicyVE10 2020. The northern part of the site is within SDNPA SRA buffer.

8. Flood risk. Other objections have included pictures of flooding in the roads adjacent to the site and part of the site is in flood zones 2 and 3a and the development has watercourses running through it. 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 24th May 2021

9. Traffic. The applicants claim that there have been no accidents there are incorrect. Any traffic surveys carried out over the last few months will not be representative of the correct situation due to the effects of Covid in reducing traffic flows. There are no pedestrian footpaths and minimal public transport in the area. 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.

Yours faithfully

Melanie and Philip Guimaraens