



**WALBERTON PARISH COUNCIL**  
**INCLUDING FONTWELL AND BINSTED**  
Parish Council Office, The Pavilion, The Street,  
Walberton, Arundel, West Sussex, BN18 0PJ



5 August 2021

To: Arun District Council Planning.

Dear Sirs,

**Ref: Planning application WA/58/21/PL – Brookview Nursery, Eastergate Lane, Walberton BN18 0BA**

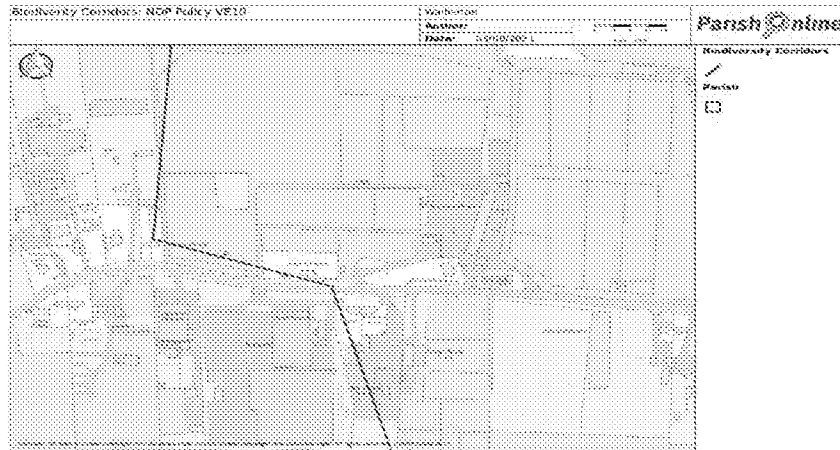
Walberton Parish Council wishes to raise an **objection** to the above application for the following reasons.

- Policy CL2 of the Walberton Neighbourhood Plan states that, “Change of use of buildings to class B8 will generally be resisted.” This proposal has 431m<sup>2</sup> of additional class B8 facility.
- The locality has a history of flooding. We are concerned that increased development will increase the flood risk in conflict with Walberton Neighbourhood Plan Policy VE7. The area most recently flooded in March 2020:





- Biodiversity Corridor 2 from the Walberton Neighbourhood Plan (Policy VE10) runs through this site and we are concerned that development could adversely affect it.



- The site lies within 12km of the Singleton & Cocking Tunnels Special Area of Conservation as referred to in SDNP Local Plan Policy SD10.
  - The site is in an area of Bat activity and there we have seen no evidence of a bat survey being undertaken.
  - No wildlife surveys have been undertaken as far as we can tell from the submitted documents. Arun Local Plan policy ENV DM5 requires demonstration of biodiversity net gain.
- The traffic assessment is partly dependent on the fact that “the site vendor has provided site specific data identifying of *[sic]* the existing monthly flows associated with the site.” The methodology for these data is unclear.
- The traffic assessment in March 2021, during Covid restrictions, is not current and therefore misleading. Walberton PC has data for Eastergate Lane from June 2021. The application states a total of 6,051 vehicles, but in June it was 10,501 – over 70% more.
  - Should the application be permitted, a condition of the carriageway in Eastergate Lane passing the development access being repaired should be applied as per the recommendation in the Road Safety Audit.
- We note that the design and layout seem to fit better with a residential layout than commercial premises. There is a history in the Eastergate Lane area of converting buildings to residential accommodation, sometimes without prior planning approval, and as such if approval is considered we would urge application of conditions strictly restricting use to the permission sought in this application.
- We are unable to locate any yellow planning notices advertising the application in the vicinity of the site.

Yours sincerely,

(sent unsigned by email)

Andy Peppler.

Parish Clerk on behalf of the Planning Committee.