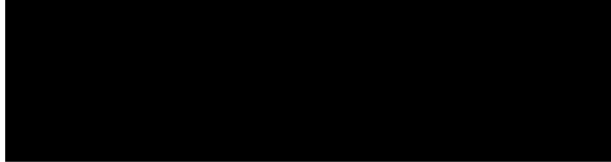




WALBERTON PARISH COUNCIL INCLUDING FONTWELL AND BINSTED

Parish Council Office, The Pavilion, The Street,
Walberton, Arundel, West Sussex, BN18 0PJ



11 February 2022

To:
Planning Department
Arun District Council

Dear Sirs

Ref: Planning Application WA/5/22/PL - Morelands, Arundel Road, Fontwell BN18 0SB

Walberton Parish Council wishes to **object** to this planning application in its current form.

Whilst we support in principle the aim of development within the built-up area boundary (as per Walberton Neighbourhood Plan (WNP) Policy HP1 2020) and as a windfall site, we have concerns about the current application.

- There is no description of how biodiversity net gain will be achieved or the impact on species resident in the area so we cannot see how this application complies with Arun Local Plan (ALP) Policy ENV DM5.
- There is no detail concerning lighting and how it will comply with WNP Policy VE8, especially with the proximity of the site to the border of the South Downs National Park, and avoid interference with wildlife such as bats.
- The lack of information concerning environmental impacts therefore fails to satisfy all of the requirements for WNP Policy HP2 2020 (Windfall Sites) at this time.
- We note that the appearance, especially the first-floor balconies, is not in keeping with the immediate locality.
- The parking provision does not appear to be adequate, in that when cars occupy both of a pair of spaces access to and egress from vehicles may not be possible. The long driveway may cause conflict between (for example) refuse vehicles and the increased number of vehicles on site, necessitating long reversing manoeuvres onto Arundel Road.

Yours sincerely,

(Sent unsigned by email)

Andy Pepler
Clerk to Walberton Parish Council on behalf of the Planning Committee.