

The System Correspondence document dated 14/10/20 states that the application will be publicised by a notice near the site and on the website. Is this an adequate means of communication? Any notice would be of no use to anybody who is housebound or who is in self-isolation because of the pandemic. Also, we cannot assume that everyone is computer literate, particularly the older generation who are more likely to fall in the first category as well. I would have thought that the residents of the areas most affected by the development would have received written communication.

The Design and Access Statement (DAS) produced by David Wilson Homes starts by stating that local development policies have lost weight due to ADC being unable to demonstrate an adequate housing supply in their 5 year plan and are to be considered out of date. The National Planning Policy Framework (NPPF) para 11(d) is quoted in connection with this. However, Walberton Parish Council have produced an updated Neighbourhood plan which is on course to be ratified next year and would naturally be up to date. The NPPF goes on to say in para 12 the following:

*Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted.*

As has already been stated in other comments, this site had already been rejected in the Neighbourhood Plan with the independent consultancy AECOM also saying it is not suitable. The Plan already accommodates the number of dwellings required by ADC. There is already a large housing development in progress in the village. Another similar size development on this site will only further destroy the character of the village and raises sustainability questions as regards the local infrastructure. In fact, if this and the Avisford Grange site were to realise the number of dwellings planned for, assuming an average of two people per home, this would be a 30% increase in the village population.

Another major consideration which barely gets a mention in the application's supporting documentation is the Arundel A27 bypass. The application was made before Highways England announced their preferred route so this is not surprising. However, if both developments were to go ahead with the 'Grey' route, we would then have a major dual carriageway running within 200 metres of a housing estate. Indeed, we have already seen that the new bypass will in fact skirt the Avisford Grange development. Is this a sensible position for new housing with the expected pollution generated by the bypass?

Looking at the time scales of these developments, is there is a risk they could overlap? The use of Tye Lane as a route to the site presents enough problems without another major engineering project taking place a further two hundred metres up the road. Remember that Tye Lane has not been permitted as an access road to the Avisford Grange development; why should this one be any different?

As with the Avisford Grange development, the new A27 will run very close to the northern edge of the site.

I would like to point out some inaccuracies in some of the documents. There are several documents where local accessibility and sustainable transport is the subject. These are in part, exact copies of the text from The Travel Plan authored by David Wilson Homes. They list local facilities and amenities but some of this information is misleading or incorrect. There is no greengrocer; the village newsagent sells groceries and might manage a few vegetables in non-pandemic times but that is it. The post office closed in 2018 and has been replaced by a mobile service available on a

Friday morning only from the cricket pavilion. The Flintcroft Surgery has been incorrectly identified as a GP surgery. It is a physiotherapy centre, no GP.

The village school features heavily in these documents and it is assumed that this is because it is thought a new influx of children could use this school. Has there been any assessment as to the availability of places in the school?

There are some worthwhile mentions in this list, but I doubt whether industrial and farm units actually class as local amenities. There are actually very few important or useful facilities in the village locality; these are more likely to be found in Bognor, Chichester and Littlehampton, all a few miles away. The local bus services shown in these documents are unlikely to be used much due to their irregularity. So despite the best efforts of these documents to promote sustainable travel, it is unlikely that public transport would replace the car for these journeys.

In 'The Landscape and Visual Aspect Assessment' authored by Henry Adams there is a lot of discussion on 'Visual Receptors'. Despite their effort to mitigate the future views, it is unlikely that a few trees and hedges planted amongst the buildings on site, referred to as extensive green buffers, will do little to detract from the eyesore of a housing estate in the middle of a countryside field. Don't forget, vegetation takes time to mature but could never be an improvement on a countryside view of trees and hedgerows across a field. With on-going developments like this, villages like Walberton will cease to exist, becoming extensions to urban sprawl.

Regarding the proposed site layout, it indicates a footpath along the southern boundary which is in fact only a few feet from bathroom and bedroom windows in some of the properties. This doesn't allow for any privacy and assuming that there will be associated lighting from the evening onwards, there will be the problem of light pollution also.

I would like to mention my personal position. I am one of the unfortunates who lives on the southern boundary of the site with the field backing right up to my fence. We moved to Walberton last year to enjoy a quiet retirement. As the view over the field was a major reason for buying the property, we were devastated that it could be replaced by the construction of a housing estate. If we had have known that there was a possibility of this happening, we would never have moved here. A completed housing estate is bad enough to contemplate but how many years would we, and our neighbours, have to endure the noise, dust, and general pollution of an active building site? Remember, the field comes right up to the properties on the southern boundary. There is no I find this situation incredibly stressful, as does my wife, who is disabled with a chronic illness. We do not think we could cope with it and would be forced to move. But therein lies the problem. How much is our property going to be devalued by such a development and would it be marketable anyway? Is there any form of compensation, not necessarily in monetary terms, for this blight on the landscape about to be possibly imposed on us?