

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 10 November 2020 08:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: OUTLINE PLANNING APPLICATION Ref: WA/68/20/OUT

Please upload and acknowledge the email below, which is a **letter of objection** to outline planning application **WA/68/20/OUT**.

Thanks,

Michael

Michael Eastham
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From: Helen Mitchell [REDACTED]
Sent: 10 November 2020 08:39
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: OUTLINE PLANNING APPLICATION Ref: WA/68/20/OUT

Hi Michael, I have tried to submit my objection to the Aurn Planning website for the outline planning application ref: WA/68/20/OUT but it contains too many words and can't be uploaded. Please therefore find our objection outlined below.

Regards,
Helen and Paul Mitchell
6 Nash Way, Walberton BN18 0QQ

OUTLINE PLANNING APPLICATION Ref: WA/68/20/OUT

We moved to Walberton to enjoy a quiet, semi-rural life. During our time here, we have spent time and money improving areas of our garden (installed decking and a garden studio). Both were designed to enjoy the views across the field that our property backs onto. The plants and shrubs on our boundary have also been specifically selected not to grow too big so the view of the field can still be enjoyed from our house. We have always felt safe and secure living in Walberton but feel this would be under threat if the housing development is approved. Our property would back onto the 'green spaces' which could attract groups of people hanging around next to our garden. We would have no option but to put in a very big fence to stop people entering our garden. We are also concerned about the suggested measures Sussex Police have advised to improve safety by installing street lighting. One of the best aspects about living in Nash Way is complete darkness at night. Bats can often be seen at dusk and the stars are clearly visible (even more so through a telescope). This would all change with light pollution from the houses and any street lights.

The objection below gives a focussed planning appraisal of those things – the threat to the semi-rural character and to the living conditions.

1. We object to the outline application for the proposed development on the grounds of:
 - i. harm to the character and appearance of the area, with particular reference to the setting of the Walberton Village & Walberton Green Conservation Area;
 - ii. harm to our living conditions, with particular reference to outlook; and
 - iii. prematurity in the face of both the scheduled Development Consent Order Examination of A27 Arundel by-pass grey route and the impending examination of the updated Neighbourhood Development Plan 2020.
2. Our detached house backs onto the application site in the vicinity of the Walberton Green ponds area. We have a detached studio room 2 metres from the application boundary, over which we enjoy oblique views of flat, arable land comprising the southern, lower corner of the application site. Under planning permission reference WA/60/15/HH, we have made a start towards constructing our first floor extension that will incorporate a balcony facing directly towards the application site and from which we expect to enjoy commanding views of the countryside.
3. (i) Walberton Village has strong vestiges of its rural, historic origins and growth. It is characterised by a linear form and absence of a central part, set within agricultural land all around and approached by narrow rural lanes, mostly without footways, where individually designed properties predominate. It has the appearance of an unrestrained hamlet, notwithstanding that it has a church, which looks to have evolved westwards from The Grange at one end.
4. Over more recent years, the village has been subjected to the partial enfolding of its natural, historic boundaries by sizeable housing estates upon rural land. These are unquestionably incongruous to the fundamental character and appearance of the village, notably by virtue of estate roads and pavements of standard design serving often large numbers of houses of a generic style. In addition, the area has the appearance of countryside under duress from noticeable piecemeal, non-conforming development of many kinds.

5. The conservation area denotes the significance and positive contribution of areas of special architectural or historic interest, change in and around which is to be conserved.
6. The location, scale and appearance of the proposed housing estate would result in the further loss of rural land and a greater enfolding of boundaries, thereby irrevocably harming the countryside setting of the village, particularly the western 'Green' end of the conservation area. In the context of the extensive and substantial Linden Homes estate currently under construction in the vicinity of the eastern 'Grange' end of the village, the proposed development would be a tipping point towards commonplace suburbia. The purpose and objective of the Conservation Area designation would be undermined.
7. (ii) From our studio room, which we occupy recurrently, mostly for relaxation and hobbies, we enjoy a close outlook over open land. Additionally, as from our garden, we also will enjoy from our predetermined balcony some commanding, uninterrupted views directly over the countryside. The proposed development would result in a change from countryside to suburbia and so severely interfere with our outlook as to adversely affect our living conditions to an unacceptable degree.
8. (iii) The application pre-empts the forthcoming design of mitigation measures for the recently announced 'grey-route' of the A27 Arundel by-pass. Given their close proximity, the future of the application site is bound up with the potential mitigation measures for the road. These will be the subject of the imminent Development Consent Order Examination into an application scheduled for Spring next year, to be submitted by Highways England. It makes no sense at all not to await the outcome of that Examination or, if possible, not to examine both matters together in the Development Consent Order process for the road.
9. Any mitigation measures for the road may well trigger a revision to the concept scheme to the housing application, thereby putting more pressure for development of the southern part to the site. This would result in a significantly greater impact upon the Walberton Village & Walberton Green Conservation Area or its setting and upon the living conditions of the adjoining occupiers. Most likely, it would render the proposed development of 155 houses unacceptable in principle.
10. Furthermore, the sustainable drainage arrangements for the proposed housing would be put in jeopardy, with the scheme illustrated being compromised; that scheme being the bedrock to the landscaping of the site boundary acknowledged to be a 'sensitive edge' to the adjoining residential development and conservation area.
11. An updated Neighbourhood Development Plan 2020 has been delayed somewhat due to COVID-19, but never-the-less is expected to be adopted in May 2021. The draft plan carries significant weight in the circumstances. In it, the housing application site is rejected after due consideration of potential harm.
12. Our objection is also, therefore, that the proposed housing development is unacceptable either by being in conflict with the provisions of that plan or because it is premature, pending the Plan's adoption.
13. We are left in no doubt that the harm we identify will conflict with many of the policies of Development Plan Documents, with which you are most familiar.