

Woodlands
Cope Lane
Walberton
Arundel
West Sussex BN18 OQH



31st October 2017

Planning department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BH175LF

Dear Sirs,

Re Planning Application WA/73/17/OUTMelanie Guimaraens Woodlands, Cope Lane, Walberton, Arundel, BN18OQH

We write to object to the above planning application on the following grounds;

1. Development would be contrary to our Neighbourhood Plan because
 - the site is not one designated for development under our Neighbourhood Plan policies
 - it is putting too many houses in one place, not scattered about the villages
 - it is outside Fontwell village's built up area boundary and so is not allowed
 - It is likely to increase flood and sewerage risks to areas to the south, east, and west
 - it will harm the rural character of the village and will devalue the landscape
 - it will increase traffic in local lanes, such as West Walberton Lane which in turn will affect the centre of Walberton, and especially Arundel Road, Fontwell.
2. Development would be contrary to Arun's Housing and Economic Land Availability Assessment (<http://www.arun.gov.uk/webapps/wml/Map.aspx?MapName=hela> (HELAA), which says the site has "*constraints related to the site access and potential impacts upon Lidsey Catchment. The site is also considered to be too remote from the existing village to be sustainable*".

3. Development would be contrary to the existing Local Plan

(<http://www.arunlocalplan.net/HTML/Statement/statementframeset.html>)

- Policies Gen 2 and Gen 3 say “*Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies*” and “*Outside the Built-Up Area ... the countryside will be safeguarded for its own sake.*”
- Policy Gen 4 says “*... Planning permission will be granted for new development, provided that it is located so as to minimise the demand for travel ... and appropriate provision is made for safe and convenient access by public transport, cyclists and pedestrians.*”

4. Development would be contrary to the proposed Local Plan

(<https://www.arun.gov.uk/local-plan-primary-evidence>, PELP 37) for example

- SD SP2 Built Up Area Boundary. Development will not be permitted outside the boundaries on the policy maps. This site is outside the ALP 2003 BUAB and the eALP BUAB and is outside the WNDP BUAB.
- C SP1 Countryside. The countryside will be safeguarded for its own sake. WPC contend that the scheme is, additionally, isolated from the village while the rural-urban fringe and countryside transition aspects would also be offended by this site’s development, just as they offend against the WNDP.
- LAN DM1 Protection of Landscape Character. Development should respect and reinforce landscape character.

We also feel that the local area is being overloaded with proposed developments, there is Tupper’s Field, the large development at Fontwell in addition to what was agreed in our local plan and the local services and road structures cannot cope with the additional traffic, requirements at Doctors Surgeries, school places etc.

Yours faithfully

Melanie and Philip Guimaraens