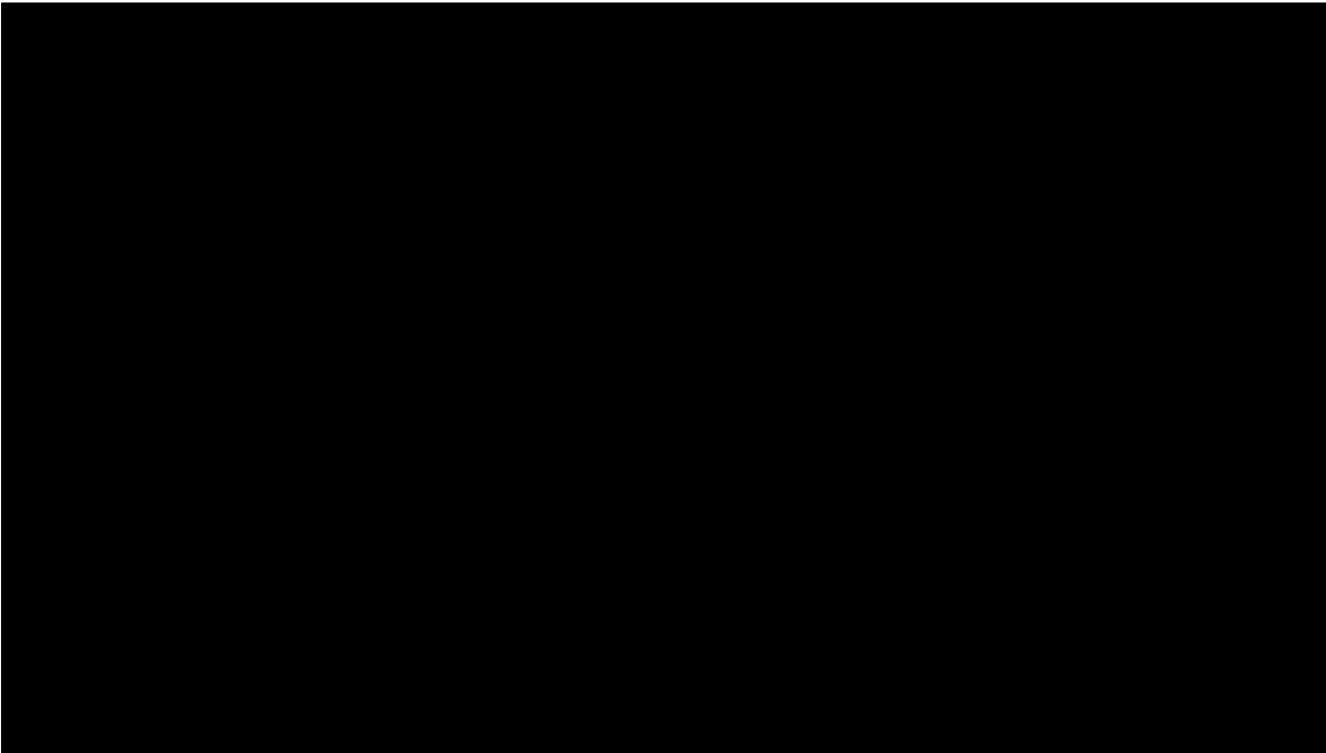
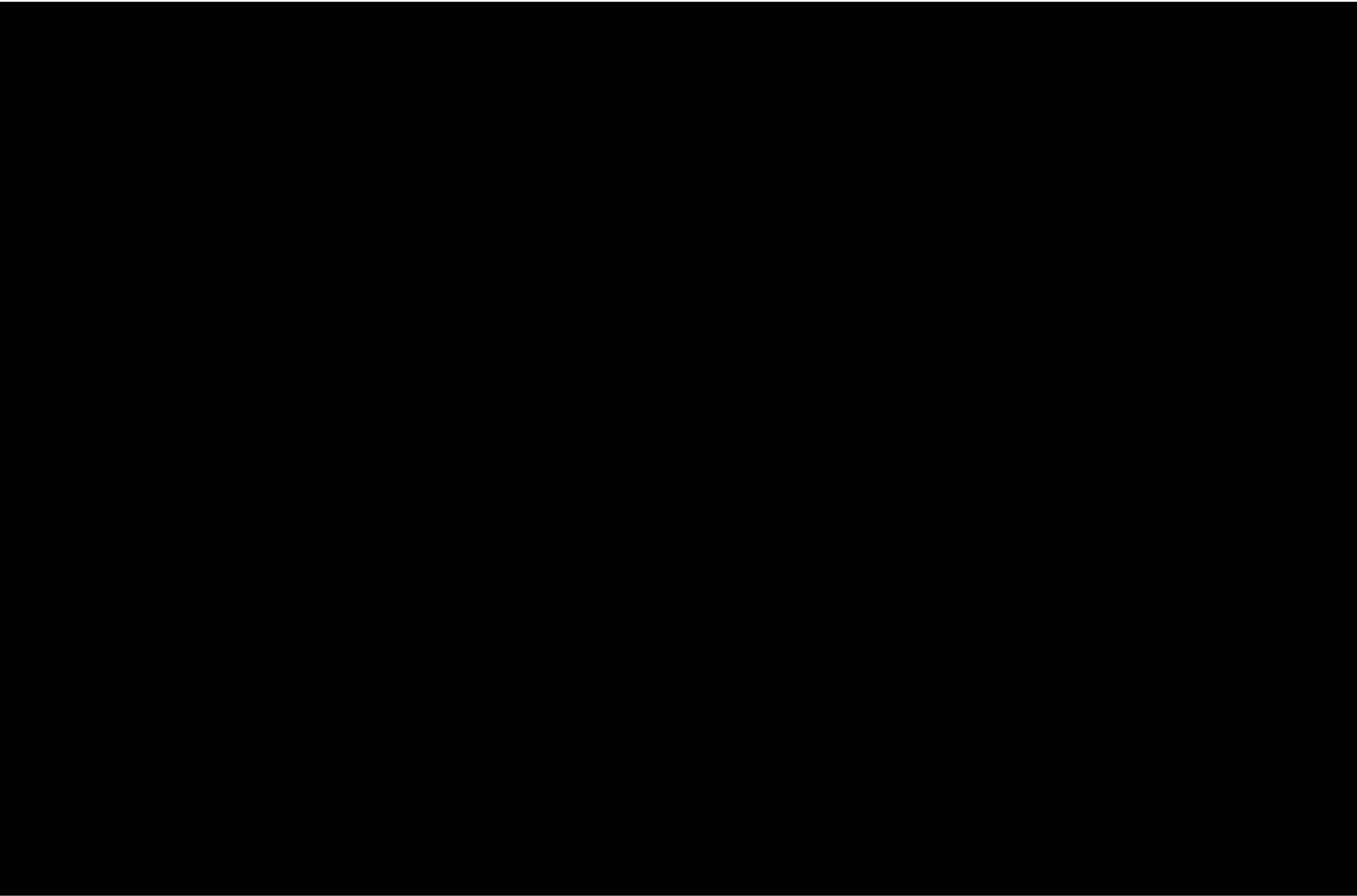


[REDACTED]

From: veronica castle [REDACTED]
Sent: 07 October 2021 23:13
To: Info <info@arun.gov.uk>; veronica castle [REDACTED]
Subject: Planning Application for WA/80/21/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

To whom it may concern

I have filled in the form to comment on this application but when I press the submit button I get the words ILLEGAL ACCESS ATTEMPT. I cannot see any reason for this. I am trying to send this within the allotted cut-off time

Therefore, I include the information below:

Application WA/80/21/OUT

Name*

Address*

Postcode

Telephone

Email* [REDACTED]

For or Against* [No Objection ☒

This site is not included in the very recently made Walberton Neighbourhood Development Plan (NDP)

The site is greenfield therefore is not in conformity with the Neighbourhood Plan policy on prioritising brownfield land and it would impact the village character. [a Neighbourhood Plan Core Objective]

The scale of the proposed development is larger than the housing requirement and is therefore not necessary to meet the requirement." Walberton Parish has already allocated in excess of its requirement as part of the made NDP

It would compromise the gap between Walberton and Binsted and there are no natural defensible boundaries beyond Yapton Lane to the east and there would be a risk of further encroachment into open countryside. Gap maintenance is a core vision in the NDP and is referred to in NDP Policy HP1 2020.

The views across the site will fall within the 'protected views' policy in the revised Neighbourhood Plan which may limit the development or the extent of the developable area.

This site is not present in Arun District Council's (ADC's) HELAA

The site is outside the Built-up Area Boundary, in conflict with NDP Policy HP1 2020 and ADC

Local Plan policies C SP1 (Countryside) and SD SP2 (Built-up Area Boundary)

The application for this site is premature as the exact route of the A27 Arundel Bypass is currently not known. The final route may run through it.

Noise data

No noise data has yet been presented as part of the application to take into account the potential impact on residents from the A27 Arundel Bypass. ADC Local Plan Policy QE DM1 (New noise sensitive development states that, development "a. ... close to A27... must be supported by a noise exposure category (NEC) assessment and designed to ensure that residents will not be adversely affected by noise.

b. Consider both the likely level of exposure at the time of application and any increase that might be reasonably expected in the foreseeable future

Air Quality Assessment (AQA)

Similarly, despite claiming to reflect consideration of future air quality impact on users of the development, the AQA report does not consider impacts of the potential A27 route at all. We note the findings of the study by Carey et al, BMJ Open 2018;8:e022404 (Are noise and air pollution related to the incidence of dementia? A cohort study in London, England) suggesting a link between traffic pollution and dementia, and the more recent study by UC Davis, California also demonstrating a potential risk.

The addition of 75 dwellings will increase traffic through the village, in conflict with NDP Policy GA5

We are concerned that traffic surveys undertaken before the full relaxation of Covid restrictions (June) most likely give falsely low readings and an inaccurate impression of the local traffic situation.

The trip generation statistics presented suggest during rush hour only 38 vehicle movements from 75 dwellings. This estimation is based on a national average and is inappropriate for this locality. The most recently available Census data (2011) confirms the high (more than double the West Sussex average of 3 cars) degree of car ownership in this area which is due to the lack of both local employment facilities and practical public transport options.

2/3 of the land in this application is classified as Grade 2 agricultural land and the remainder is classified as Grade 3a.

Use of this for housing would be in conflict with ADC Local Plan Policy SO DM1

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Use of this for housing would be in conflict with ADC Local Plan Policy SO DM1

The Social and Economic benefits statement refers to "housing in close proximity to services, facilities and employment opportunities".

We note that the report is based on national averages rather than local statistics

- It states that "Walberton is well connected by local bus services." It fails to mention the frequency (very limited) and practicality of using said services for shopping and commuting (very poor).

It states that "Walberton has a GP surgery." However this closed several years ago.

There is reference to Walberton's Post Office, but there has not been an actual Post Office in Walberton for many years.

It seems astonishing that the so called data they are basing their application on is so out-dated and consequently inaccurate.

Thank you for your assistance in this matter. I do hope you are able to include my objection.

Kind regards,

Veronica Castle

Veronica Castle