

WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED

Re: Planning application WA/98/21/PL, Brookview Nursery Eastergate Lane Walberton BN18 0BA, resubmission and update of WA/58/21/PL.

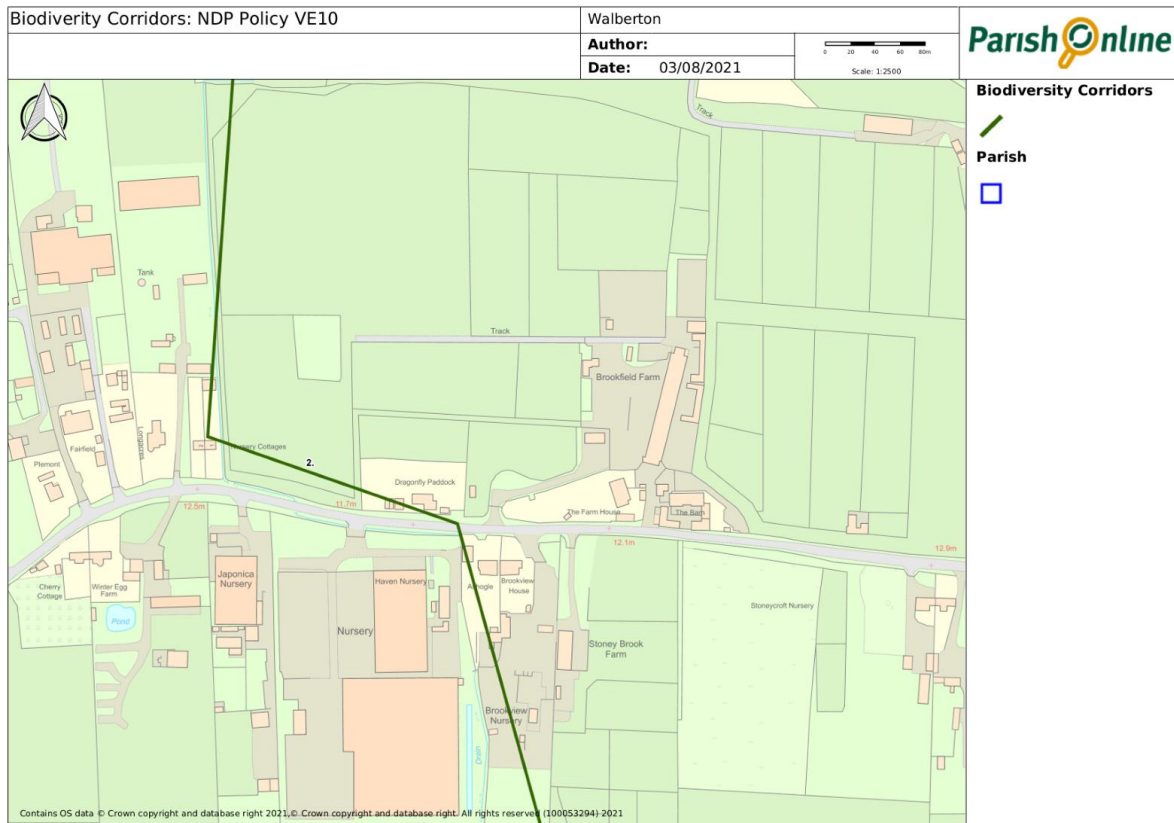
Walberton Parish Council wishes to raise an **objection** to the above application for the following reasons.

- Although the revised design statement suggests that there will no longer be B8 units on the site in order to better fit with Walberton Neighbourhood Plan Policy CL2, the Traffic Statement still states many times that there will be 3 B8 units on site. As such, either the Traffic Statement has not been updated for a new design and the data presented in it should be considered inappropriate, or the design statement is inaccurate.
- The traffic assessment is still partly dependent on the fact that “the site vendor has provided site specific data identifying of *[sic]* the existing monthly flows associated with the site.” The methodology for these data is unclear.
- The traffic assessment in March 2021, during Covid restrictions, is not current and therefore misleading. Walberton PC has data for Eastergate Lane from June 2021. The application states a total of 6,051 vehicles, but in June it was 10,501 – over 70% more.
 - Should the application be permitted, a condition of the carriageway in Eastergate Lane passing the development access being repaired should be applied as per the recommendation in the Road Safety Audit.
- The locality has a history of flooding. We are concerned that increased development will increase the flood risk in conflict with Walberton Neighbourhood Plan Policy VE7. The area most recently flooded in March 2020:





- Biodiversity Corridor 2 from the Walberton Neighbourhood Plan (Policy VE10) runs immediately alongside this site and we are concerned that development could adversely affect it.



- There is a history in the Eastergate Lane area of converting buildings to residential accommodation, sometimes without prior planning approval, and as such if approval is considered we would urge application of conditions strictly restricting use to the permission sought in this application.