

# STEPHEN JUPP

BA(Hons), LLM, MRTPI

## CHARTERED TOWN PLANNER

Walberton Parish Council  
Parish Council Office,  
Recreation Ground,  
The Street, Walberton  
West Sussex  
BN18 0PJ

Tuesday, 29 September 2015

Dear Sir/Madam:

### Re: Walberton Neighbourhood Plan

I am instructed by Mr E Wilkinson of Hanthorpe, West Walberton Lane, Walberton, BN18 0QS to object to the Walberton Regulation 14 Consultation Neighbourhood Plan.

The objection is specific to the proposed allocation of land at Sunny Corner, West Walberton Lane under **Policy HP 6** for a Rural Exception Site for six affordable and three market value homes.

The supporting text indicates that access would be from West Walberton Lane. The text also acknowledges that the site is outside the Built Up Area and on the edge of the gap between Walberton and Fontwell villages and forms part of a larger site. The text also acknowledges that the site was opposed in 156 responses to the community survey.

My objection covers the following issues: flood risk; traffic; relationship to form of village; justification for inclusion of market housing; precedent; light pollution; and trees. I address each issue in turn.

### Flood Risk

I note at 3.4.5 of the Plan you state, inter alia, that *'Houses on the west side of West Walberton Lane .... experience sewage emerging into their gardens after rain. This has been occurring intermittently since 2004.'*

It seems to me that the construction of an additional 9 houses can only exacerbate this problem to the detriment of nearby residents.

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ENFORCEMENT AND  
NATURE CONSERVATION LAW

### PARTNERS:

**STEPHEN PAUL JUPP**  
BA(Hons), LLM, MRTPI

**LYNN ALEXANDRA JUPP**

**348 CHICHESTER ROAD  
NORTH BERSTED  
BOGNOR REGIS  
WEST SUSSEX  
PO21 5BX**

**Phone: 01243-822113**

**E-Mail:**  
[steve@planning-solutions.co.uk](mailto:steve@planning-solutions.co.uk)  
[lynn@planning-solutions.co.uk](mailto:lynn@planning-solutions.co.uk)

**Web Site:**  
[www.planning-solutions.co.uk](http://www.planning-solutions.co.uk)

**Member of the  
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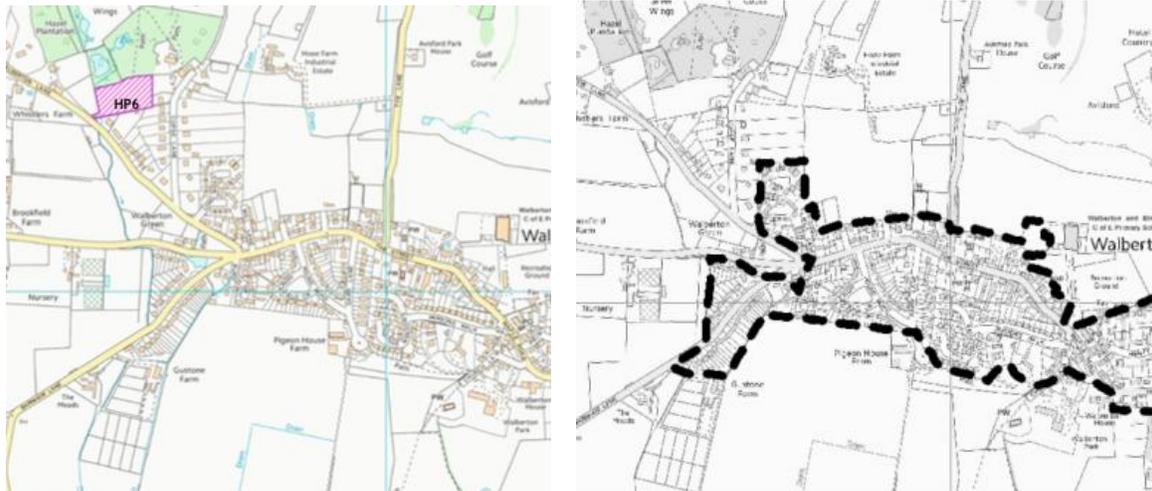
## Traffic

At paragraph 3.5.2 you refer to the findings of your WAG report and that this considers that West Walberton Lane is dangerous to cyclists.

I consider the provision of 9 additional houses with access onto the lane will exacerbate this dangerous situation and therefore is contrary to your own report.

I am also concerned with the provision of the access point on a dangerous bend with insufficient visibility in either direction.

## Relationship to form of village



The plan above show on the left an enlarged version of part of the Proposal Map which illustrates the location of the proposed housing site and on the right the Built Up Boundary to the village.

It is clear from a comparison of these two plans that the proposed allocation is wholly unrelated to the built form of the village. It is located some distance from the actual village boundary - on land will falls within the gap between Walberton and Fontwell.

The housing along West Walberton Lane is sporadic, loose knit in character and solely frontage development.

Development on the site for some 9 houses will have the result in providing a form of development which is wholly uncharacteristic of the pattern of development in the immediate vicinity and as a result would fail to comply with a fundamental requirement of the Framework - namely that development should respect and compliment its surroundings.

Moreover Policy HP 1 seeks to protect the gaps between villages, yet you propose to allocate a site in one of these gaps. Its allocation immediately undermines Policy HP 1.

## **Justification for the Inclusion of Market Housing**

I do not consider the site to be a Rural Exception Site as the allocation includes one third open market housing. Government policy is clear that *“Rural exception sites are not appropriate for general market housing or market housing for local needs only.”* Indeed the definition of Rural Exception sites is *“sites for affordable housing in rural locations where market housing would not normally be acceptable because of planning policy constraints.”*

I have seen no financial viability justification for the provision of open market housing and there is nothing in the public domain to show that a rural exception site would not come forward somewhere within the Parish without any open market housing. Indeed the site is greenfield and there are no unusual costs that could be incurred in order to bring the site forward. The provision of open market housing within a rural exception site is only exceptional allowed and then only when there is a clear financial viability of the site which demonstrates that it can only come forward if open market housing is also provided.

If the Parish wishes to see a Rural Exception site come forward then following the policy of the Framework it should be on brownfield land. I have found no evidence that a sequential test has been undertaken. It appears that the site has come forward solely by virtue of the promotion of the land by the owner.

## **Precedent**

The issue of precedent is highly material in the planning decision making process. Accordingly it is vital to consider the possible consequences of allocating land for housing.

The paragraph after the proposed allocation policy states that the site forms part of a larger site in the same ownership. In my view my promoting this site for housing you also make land in the immediate vicinity vulnerable for housing, particularly in the light of the housing supply shortfall that Arun DC has.

Accordingly there is clear evidence of an undesirable precedence being created if this countryside site is allocated.

## **Light Pollution**

Government policy is to retain ‘dark skies’ and this area of Walberton currently benefits from dark night skies. It is therefore essential to ensure that any housing scheme does not detract from this important feature.

## **Trees**

There is a large oak tree align the road frontage which is highly prominent in the streetscene and makes a valuable contribution to the character and appearance of the locality. It is essential that this tree is protected in both the long and short term from any development which affect its health. A tree preservation order should be placed upon the tree immediately.

## Conclusions

The whole point of neighbourhood planning is to work with the neighbourhood, yet you have continued to promote a site which had over 150 objections to it at the initial stage. The residents clearly do not want this site to come forward and any need for affordable housing is better met by the on site provision on a larger site or by building on brownfield land.

I consider that there are strong and very sound planning reasons to reject this site allocation and I strongly urge the NP Committee to delete this scheme for the reasons that I have set out in this objection letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Jupp', written in a cursive style.

**STEPHEN JUPP**  
BA(Hons), LL.M, MRTPI  
Chartered Town Planner