

Walberton Neighbourhood Plan – Reg 14 Report – Residents’ responses

THEME	COMMENT
<p>Overall – out of 114 responses only 8 were unhappy about the general thrust of the Submission and many strong comments in favour.</p>	<p>The central theme of the NP is to retain Walberton, Fontwell and Binsted as villages – retaining the village feel and opposing the merger with other settlements. The protection of the surrounding countryside is essential.</p>
<p>Infrastructure and services- widespread concern that they will prove to be inadequate to support proposed development in the area. Rather than an acceleration, residents would like to see a slow down to allow services (such as doctors, water supply, sewers and surface water drainage) to be improved prior to new development.</p>	<p>Agreed – that is why the NP wants to provide for child care at Fontwell before the completion of Fontwell Meadows.</p>
<p>Overdevelopment at Fontwell – some 400+ houses are already proposed in the made NP. While the provision of the childcare land is welcomed, there is a feeling that this is a step too far and, at least, the National Trust land should be delayed until Fontwell Meadows is completed. Concurrent development of these sites would make life difficult for residents. Some feel the air quality adjoining the A27 may be problematical.</p>	<p>A well understood point of view – the triangle at Fontwell is valued, but it is inevitable that this site – being surrounded by the A27 and the Built Up Area – will get planning permission and so a negotiated form of development to be of service to the community is justified. The indicative layout will come under scrutiny at the application stage.</p>
<p>Conservation Policies – these are welcomed as they recognise the importance of biodiversity and the protection of heritage. There are suggestions to extend the biodiversity corridor at Fontwell and to introduce stronger design policies – e.g. carbon neutral housing. There should</p>	<p>Arun’s Local Plan has strong design policies concerning sustainable development and quality design within Conservation Areas. It is considered that it is unnecessary to duplicate these policies in the NP unless a special local priority can be identified.</p>

<p>be a green approach to design.</p>	
<p>Individual Sites – residents are generally content with the selected sites for development and support the inclusion of some flats and smaller properties. There is some concern that access to the land at the rear of Long Wall could be detrimental to the Conservation Area. Residents were very worried by the number of large sites that had been put forward and relieved that most had been rejected on sound planning reasons, backed up by AECOM’s professional endorsement.</p>	<p>The land at Long Wall will need care in design; the principle is sound, the land being within the Built Up Boundary but outside the Conservation Area. ADC will have the responsibility to apply policy.</p>
<p>Traffic – residents are concerned that the considerable numbers of houses to be built in the area is going to put a huge pressure on the local road system, which still consists of country lanes. Many hundreds of extra cars will make the roads less likely to attract cyclists. The issue of an Arundel A27 Bypass is a continuing concern.</p>	<p>The traffic build up is partly dependent on the rate of building; despite the pressure to find new sites, the evidence is that the rate of building is actually likely to slow down as sales are disappointing.</p>