



Arun District Council
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25th January 2022

Mrs L A Evans
9 Oaktree Cottages
Barnham Lane
Walberton
West Sussex
BN18 0AY

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: WA/127/21/OUT
Site Address: Land west of Tye Lane Walberton
Description of works: Outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

Thank you for your internet representation made on 24th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43680

This application is in conflict with the Walberton Neighbourhood Development Plan which was made on 14th July 2021. This site is not part of the final plan and so remains in conflict with it. The Plan provides for a number of dwellings in excess of that required by Arun District Council for the period to 2031. In addition, the site location is in conflict with Neighbourhood Plan policy VE 13 2020 (Distinctive Views and Vistas) as it compromises the view north out of the village towards the South Downs National Park from The Street across the open fields.

The site is very close to the Walberton Conservation Areas. With the proposed closure of Tye Lane, all traffic to and from the site will need to pass through one or other of these areas. This will have a negative impact on the Conservation Area and listed buildings within, potentially in conflict with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). The scale of the development, outside the built up area boundary, will also have a negative impact on the immediate area and Conservation Areas.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information

that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>