



Arun District Council
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28th February 2022

Jorgen Christiansen
6 Prime Close,
Walberton,
ARUNDEL
West Sussex.
BN180PL

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@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/2/22/OUT

Site Address: Land West Of Yapton Lane Walberton

Description of works: Outline planning application with all matters reserved, other than means of access, for the construction of up to 48 dwellings (30% affordable homes) and dental/doctors' surgery (Use Class E (e)). (This application may affect the setting of a listed building & may affect the Walberton Village Conservation Area).

Thank you for your internet representation made on 28th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44717

I object to the planning application for the following reasons:

The application is not part of Walberton Neighbourhood Plan. Further the site is located outside the built-up area boundary and therefore in conflict with Arun Local Plan Policy SD SP2 & SP3.

The site is grade 1 agricultural land and development has not been demonstrated (ref: ALP Policy SO DM1). If planning permission is granted it could set a precedent for further residential developments southwards, which would ruin the rural setting of Walberton village

There are no current pedestrian and cycle links in place from the site to Walberton village. In addition any links established in Yapton Lane would have to take account of the projected increase in traffic density emanating from the proposed A27 Arundel bypass development.

A development of the site is detrimental to the protection of the Biodiversity Corridor (WNP Policy VE10 2020-Corridor 5).

Development of the site will have a harmful influence on the Walberton Conservation area and the adjacent nursing home.

Yours faithfully,
J rgen Christiansen.

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>.

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>