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25th April 2022

Stephen Aldridge
Downs House
Avisford Park Road
Walberton
BN18 0AP

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 23rd April 2022 which has been recorded as an objection with the comments as follows:

OWPC46975

I object to this proposal.

It constitutes overdevelopment of the village and is clearly at odds with the Walberton Neighbourhood Plan.

It compromises the footpath going through the strip of woodland adjacent to Yapton Lane. Walkers, often with dogs, would have to negotiate a potentially hazardous entrance way to the estate.

It is on Grade 1 agricultural land. Now is the worst possible time to be destroying farmland. Brexit (love it or loathe it) has made imports from Europe more costly and the world will suffer in the medium term from grain and sunflower oil shortages because of the war in Ukraine and sanctions on Russian produce.

It destroys an attractive piece of the landscape bordering on the Walberton Conservation Area, which is a valuable amenity to the village.

It will increase the amount of traffic going through Walberton, increasing congestion and pollution. If the Arundel bypass is built Walberton will become a rat run to access the A27. Even National Highways estimate some 1300 additional cars per day will go through Walberton, and this estate will just exacerbate the congestion.

DM Chainsaws, a long-established local business, also make the very good point that they will be vulnerable

to noise complaints from the residents of the new houses.

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>