



Arun District Council
Arun Civic Centre
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Arun District Conservation Area Advisory Panel
c/o Civic Centre

17th May 2021

Dear Sir/Madam,

Case Officer: Mr N Crowther
Telephone: 01903737500 Ex 37839
Email: neil.crowther@arun.gov.uk

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

Application No: WA/32/21/PL

Site Address: Land at West Walberton Lane Walberton BN18 0QF

Description of works: Construction of 30 No. dwellings together with associated access, parking, public open space & landscaping. This site may affect the setting of listed buildings, affects the character & appearance of the Walberton Green Conservation Area, is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwellings.

Thank you for your internet representation made on 16th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36294

The application site is not allocated for residential development and is located outside the defined built-up boundary of Walberton for the purposes of countryside protection in the ADLP. The eastern part of the site appears to be the subject of Policy OSR DM1 according to LPP Map 2 of the Local Plan. The site is not allocated for any specific purpose in the Walberton Neighbourhood Plan.

Walberton is essentially a rural settlement that developed in a linear form in the rich mixed farming lands of the coastal plain. The existing rural approaches into the village are clearly important to its rural ambiance and its history. Walberton Green forms an important historical and physical feature of the village and the rural environment of the roads approaching from the west contribute materially to its attractive setting and individual character.

The Green is also rather unusual in being located on the edge of the village rather than in a central location so that its relationship with the adjoining countryside is of importance.

Although there is development on the north side of West Walberton Lane the approach has a distinctly rural character. If development were to take place on the south side of the road as well then that character would become suburban in nature. This would compromise the rural approach into, and adversely affect the setting of, the Walberton Green Conservation Area. Similar factors also apply to the Eastergate Lane approach to the conservation area.

It is appreciated that some thought has been given to the layout, landscape feature retention and to the designs of the proposed new dwellings so that the scheme is potentially less intrusive than a higher density scheme would be, but the presence of dwellings and other structures could never be totally concealed from view from the roads mentioned.

Annex 2 of the NPPF indicates that significance derives not only from a heritage asset's physical presence, but also from its setting. For the reasons explained, it is considered that the proposed development

compromises the setting and detracts from the significance of the conservation area and therefore conflicts with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated heritage assets including their setting.

Without any prejudice to the comments made above if, for some reason, the Council is minded to grant planning permission then the Panel would strongly recommend that given the sensitive location a very high standard of materials, details and finishes be insisted upon, including hand-made plain clay tiles, natural slate and good quality stock bricks.

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/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

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/weekly-lists>

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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.