



WALBERTON PARISH COUNCIL INCLUDING FONTWELL AND BINSTED

Parish Council Office, The Pavilion, The Street,
Walberton, Arundel, West Sussex, BN18 0PJ

16 May 2019

Ref: Planning application WA/59/19/PL – Pippins, Yapton Lane, Walberton.

The applicants have already had 3 applications refused for removing the agricultural condition. 1989, 2005, 2016. Walberton Parish Council objects to this application on the following grounds: -

- Removing an agricultural worker condition when local agriculture and horticulture businesses are flourishing is inadvisable. WNDP policy VE2 – Horticultural Development. Part of the reason is "It aims to enhance local employment prospects in a vibrant local industry for the social and economic well-being of the Parish" The agricultural tie is essential for local workers.
- WA/6/16/PL. ADC's reason no 1 for refusal in 2016 we believe is still valid ".....the Local Planning Authority is not satisfied that there is no local need for accommodation falling within the scope of the permission granted on 14th January 1970...."
- Mr & Mrs Ayres rep letters on WA/6/16/PL dated 10 March sums the problem up precisely "We would therefore comply with the tie as we want to have a base for our nursery for our plants etc but with many properties including the above having the tie lifted find in hard to find anything within our price range. Indeed, it may be that Mr Croft will not sell to us anyway but feel that *many of these nurseries of which we have dealt with for many years are being turned into residential dwellings and not giving people like us to get on with our business.*"
- Walberton Parish Council's comments on WWA/6/16/PL are still valid "The Parish Council has considered this application and wishes to register an objection as the Council is of the opinion that homes designated for agricultural workers should be retained for that purpose in rural communities."
- Arun's' Local Plan states "11.2.1 Horticulture is a key employment sector in the Arun District." AND "11.2.3 The Councils economic strategy identifies the horticulture industry as one of four key sectors which are particularly strong in the local economy and offers good opportunities for economic development and job creation."
- The residential / dwelling template states existing housing 3 x 2 bedrooms. We are aware of one 4 bedroom house, four mobile homes (presumably each with 2 bedrooms) and what looks like a caravan. Proposed template states six 2 bedroom – again no mention of the 4 bed house or son's mobile home.
- Existing site plan drawing shows 4 rectangles, 3 with no description – are these 3 the mobile homes with agricultural ties. Plus 1 ancillary – is this the son's home which we understand is linked to the Pippins agriculture tie. This should be made clear.
- Proposed site plan should make it clear which dwellings have agricultural ties.

Andy Peppler, Clerk to Walberton Parish Council.