



**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**
Parish Council Office, The Pavilion, The Street,
Walberton, Arundel, West Sussex, BN18 0PJ



30 November 2020

Dear Sirs,

Planning application WA/79/20/PL – Spindlewood, Yapton Lane, Walberton.

At a recent Planning Committee Meeting, Walberton Parish Council resolved to OBJECT to the above planning application on the grounds detailed below.

In the planning statement the below statements were found to be incorrect:

- Point 1.3 - Site was not taken forward and no referendum has yet taken place.
- Point 2.2 - Site referenced was Brownfield.
- Point 2.5 - Walberton Neighbourhood Plan has included more than the 60 homes allocated by ADC.
- Point 3.5 - There is no public footpath north – only a permissive path.
- Point 5.14 – Yapton Lane is not safe for pedestrians or cyclists.
- Point 5.15 – There is no footpath north.
- Point 5.17 – The site was Brownfield.

The site is not included in the Neighbourhood Plan, reasons being:

- Was put forward for 5 dwellings (not 8).
- Independent assessment by AECOM advised that the site was unsuitable for development for 5 dwellings.
- The site lies in a rural area outside the village of Walberton where the proposal for unrestricted residential development is contrary to policy C SP1 of the Arun Local Plan in which it is intended that permission for development unrelated to an essential rural activity will not normally be granted.
- The amount/density of development on the site and the orientation and layout of the proposed development would not accord with the general pattern of development along Yapton Lane. The proposal would therefore result in the character and appearance of the area being unacceptably affected contrary to policies D DM1, D SP1 and QE SP1 of the Arun Local Plan and policies HP11 & HP13 of the Walberton Neighbourhood Plan.

The site's agent was included in both the Reg 14 and Reg 16 consultations of the current Neighbourhood Plan review and has not commented.

There is no CIL application form on the Portal.

The site has had previous applications refused (WA/33/18/OUT and WA/30/20/PL) and is not listed in HELAA. The latest plans have very much the same layout. While the buildings have been moved a little bit, the density and orientation are unchanged and still contrary to Arun Local Plan policies D DM1 and QE SP1. The proposal would result in the increased use of travel by the motor car as the local area is not safe for pedestrian and cycle movements contrary to policy T SP1 of the Arun Local Plan.

Yours sincerely,
(sent by email unsigned)

A. Peppler
Clerk – Walberton Parish Council