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From: Brian Banister [REDACTED]
Sent: 14 September 2021 19:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/80/21/OUT

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Hello Anita,

Thankyou for the consultation. The comments of the **Arun District Conservation Area Advisory Panel** are as follows:

Objection

The site is not allocated for residential development in either the Arun District Local Plan or the Walberton Neighbourhood Development Plan. In the Arun Landscape Study (2006) the application site is shown within an area which has a low capacity to accept significant new development.

Walberton essentially developed as an agricultural settlement and its rural surrounds, together with the rural ambience of the vehicular and pedestrian routes into it, are important to its particular character, significance, and setting.

The open arable field, the subject of this application, and in particular the bank and continuous hedgerow along the highway boundary in Yapton Lane provides a rural approach into the settlement from the north and a distinctive edge between the countryside to the east and the built-up area to the west. In addition, the public footpath between Walberton and Binsted which runs parallel with the southern boundary of the application site affords impressive open rural views to the north.

Currently, the Arundel Bypass (if it goes ahead) is planned to skirt the northern boundary of the application site. Detailed design has yet to be undertaken by National Highways but from the information which is available it seems likely that the road will be at grade when it reaches this section, and largely screened by the existing tree belt.

Residential development on the application site even in the limited area shown, and no doubt ultimately well landscaped, will still inevitably change the character of the field from distinctly rural to suburban. It will also represent an unfortunate linear, rather than a compact, extension of the settlement.

The rural approach into the village from the north will be compromised with the formation of the new vehicular access with, no doubt, its attendant visibility splays and adverse impact on the currently continuous hedgerow abutting the highway. The development will also give rise to an adverse impact on the rural views to the north from the footpath mentioned and which currently affords a distinctly rural approach from the east.

It is considered that although there may be no direct visual impact on the conservation area, the adverse impacts on the rural character of the surrounds to the village and the rural approaches in to it will have a consequently adverse effect on its character, significance, and agricultural setting.

The Panel are also concerned that the development may result in some additional vehicular traffic in The Street where even the present traffic flows detract from the ambience of the Walberton Conservation Area.

For the reasons mentioned above, it is considered that the proposals will conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated heritage assets and their settings.

Kind regards

Brian

On 6 Sep 2021, at 12:19, planning.responses@arun.gov.uk wrote:

To: **Mr Brian Banister(CAAC)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order
2015 - Article 5

Outline Consent

Application No: WA/80/21/OUT
Registered: 6th September 2021
Site Address: Land East of Yapton Lane Walberton BN18 0LJ
Grid Reference: 497796 106014
Description of Works: Outline application with all matters reserved (except access) for up to 75 No. dwellings. This application affects the setting of a listed building, affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 7th October 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mrs A Gardner

Planning Officer- Arun District Council

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