



Arun District Council
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4th October 2021

Sarah Caffyn
Willow Lodge
Copse Lane
Arundel
West Sussex
BN18 0QH

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/80/21/OUT

Site Address: Land East of Yapton Lane Walberton BN18 0LJ

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.

Thank you for your internet representation made on 2nd October 2021 which has been recorded as an objection with the comments as follows:

OWPC40817

I object to this application because the site is not included in Walberton's Neighbourhood Development Plan which was endorsed by local voters as recently as May this year. Building on this greenfield site would close the gap between the villages of Walberton and Binsted. It would mean the permanent loss of Grade 2 and Grade 3a agricultural land, contrary to ADC Local Plan Policy SO DM1. It would destroy an important local vista and detract from the setting of Binsted's Grade II* listed church. Another 75 dwellings will significantly increase the level of traffic through Walberton's main thoroughfare, The Street, which is narrow in places due to parked cars and has to be crossed several times by pedestrians walking from one end of the village to the other (in places where there is pavement on only one side) as well as on nearby lanes; and this negative impact will be massively increased if access to the A27 at the northern end of Yapton Lane is compromised by the proposed Arundel Bypass. In the absence of regular and frequent bus services, residents living on this site would no doubt use cars to reach services that are not available within the village e.g. GP Surgery, Post Office, supermarket, railway station. Last but not least, the made Neighbourhood Plan already includes more than the housing requirement demanded of it and that's not counting two large scale developments currently under construction within the parish.

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](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>