



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

4th October 2021

Mrs Priscilla Ritchie
Pipers Cottage
The Street
Walberton
BN180PY

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:

OWPC40819

I wish to object to the above planning application for the following reasons:

It is not included in the recent Walberton Development Plan (NDP) - during the assessment phase it was rejected by AECOM - the site being greenfield so not in conformity with the ND policy that prioritises brownfield land. The scale of the proposed development is larger than the housing requirement - Walberton Parish has already allotted in excess of its requirement (NDP). It would compromise the gap between Walberton and Binsted - Gap maintenance is a core vision in the NDP and is referred to in NDP Policy HP1 2020. The site is not present in ADC's HELAA. The application is premature as the exact route of the A27 Arundel Bypass is currently not known and could run through it. The AQA report does not consider impacts of the potential A27 route at all.

The addition of 75 dwellings will increase traffic through the village, in conflict with NDP Policy GAS (Traffic management) especially should the access to the A27 from the northern end of Yapton be altered. The Social and Economic benefits statement refers to "housing close to services, facilities and employment opportunities". This statement states that Walberton is well connected by local bus services but does not say that these are limited especially at the weekend. It notes that Walberton has "Public houses" when there is only one in the village and one in Binsted which may have to be demolished depending on the route of the A27 bypass. The Walberton GP surgery closed several years ago as did the Post Office.

The proposed site is in a sensitive area, designated in the NDP as a Notification Area (NDP Policy VE11

2020). The application has also confirmed the potential for Roman ruins on their geophysical survey. The planning statement acknowledges a number of Grade II listed buildings in the vicinity of the site but omits the Grade II* listed St Mary's Church, Binsted whose setting will be affected.

2/3 of the land in this application is classified as Grade 2 agricultural land and the remainder if classified as Grade 3a. use of this for housing would be in conflict with ADC Local Plan Policy SO DM1.

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>.

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>