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4th October 2021

Suzanne Clark
Mallards
BN18 0BA

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:

OWPC40823

This application should be refused for multiple reasons

The site is not in ADCs HELAA

It was deemed inappropriate for housing in the AECOM independent review of potential sites for inclusion in Walberton's Neighbourhood Plan.

The site is not in Walberton's recently "made" Neighbourhood Plan which has allocated more housing than ADC required.

Outside the BUAB

Not only a greenfield site but agricultural land classified as grade 2 and 3a. How are we going to feed future generations if we have no fields left? Contrary to ADC local Plan policy SO DM1

Contrary to Walberton Neighbourhood Plan policies
VE13 - 2020 Views and vistas - to and from Binsted
HP1 - 2020 Outside BUAB
GA5 Traffic management
HP1 - 2020 Open countryside gap

Inaccuracies in the application

There has been no doctor's surgery or post office for many years

Bus services - misleading information. No-one working normal hours can take a bus to or from a place of work outside the parish.

Walberton parish, according to the 2011 census has more than double the number of 3 car households compared to West Sussex - how can a development of 75 homes produce only 38 movements in each of the rush hour periods? This is utter nonsense.

Traffic assessment conducted in June 2021 - pre Covid restrictions relaxation - these figures do not reflect reality.

A27 Arundel Bypass

The applicant suggests that 72% of site traffic will proceed north up Yapton Lane - to where? Certainly not the new bypass should it be built. There is insufficient or no data on Air Quality assessment or Noise from the bypass.

I trust you will refuse this application.

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>