



Arun District Council
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5th October 2021

Maria McKenna
Grace Cottage
Copse Lane
Walberton
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 4th October 2021 which has been recorded as an objection with the comments as follows:

OWPC40871

I wish to strongly object to this outline planning application as it is NOT included in the recent WND Plan. It is not a greenfield site and would without doubt impact the village character.

The proposed development is larger than the housing requirement and Walberton Parish has already allocated in excess of its requirement as part of the NDP.

This development would compromise the gap between Walberton and Binstead and I understand that gap maintenance is a core vision in the NDP, referred to in NDP policy HP1 2020.

This site is not present in Arun District Council's HELAA and is in conflict with NDP Policy HP1 2020 and ADC Local Plan policies C SP1 and SD SP2.

It is also rather premature as the exact route of the A27 Arundel Bypass is still not yet known and so the final route may well run through this site.

The land for the proposed site is Grade 2 and Grade 3a agricultural land and so use of this for housing would conflict with ADC Local plan policy SO DM1.

There are very few amenities in Walberton Village and certainly nothing like those mentioned in the application. Walberton has no GP surgery and no Post Office, and a very limited bus service, therefore it

would be necessary for any residents of this development to drive, resulting in at least 75 more cars assuming one car per household. In this area it is more than likely each dwelling would have 2 cars. This additional traffic would be totally unacceptable and very dangerous on the local country roads and through the village. Not to mention the air quality impact it would have on the village and the noise implications of additional traffic.

In short, this development is totally unnecessary, detrimental to the surroundings and environment, and permission should be refused.

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>