



Arun District Council
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6th October 2021

Andrew Vawer
1 Wandleys Close
PO20 3SH

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 5th October 2021 which has been recorded as an objection with the comments as follows:

OWPC40907

I strongly object to the application to build 75 homes on Yapton Lane.

Walberton has already allocated more housing than is required as part of the Neighbourhood Plan review.

This site is outside the built-up area boundary (against Arun Policies C SP1 and SD SP2 and Walberton Neighbourhood Plan policy HP1). The site potentially runs adjacent to the new A27 and no consideration or assessment appears to have been made of the impact of this on future residents and traffic management. For westbound traffic, the Fontwell roundabouts are already over capacity.

The Southern Water sewerage system is currently unable to cope with existing developments; an extra 75 dwellings will not improve this situation.

The site is archaeologically sensitive (see NDP policy VE11) and there is no demonstration that there is no alternative option but to build here. The site interferes with the views across the green gap between settlements and conflicts with Neighbourhood plan policy VE13.

The land itself is agricultural land grade 2 and 3a so use is against Arun 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](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>