



Arun District Council
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6th October 2021

James Harris
3 Bay Tree Cottages
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 5th October 2021 which has been recorded as an objection with the comments as follows:

OWPC40909

I object to this application

This site is not included in the very recently made Walberton Neighbourhood Development Plan

During the assessment phase, it was rejected by independent advisers AECOM because

"The site is greenfield therefore is in not in conformity with the Neighbourhood Plan policy on prioritising brownfield land and it would impact the village character."

"The scale of the proposed development is larger than the housing requirement and is therefore not necessary to meet the requirement." Walberton Parish has already allocated in excess of its requirement as part of the made NDP

"Development in this location would extend the settlement into open countryside and elongate the built-up area further."

"It would compromise the gap between Walberton and Binsted and there are no natural defensible boundaries beyond Yapton Lane to the east and there would be a risk of further encroachment into open countryside." Gap maintenance is a core vision in the NDP and is referred to in NDP Policy HP1 2020.

"The views across the site will fall within in the 'protected views' policy in the revised Neighbourhood Plan which may limit the development or the extent of the developable area."

- This site is not present in Arun District Council's (ADC's) HELAA
- The site is outside the Built-up Area Boundary, in conflict with NDP Policy HP1 2020 and ADC Local Plan

policies C SP1 (Countryside) and SD SP2 (Built-up Area Boundary)

- The site is located in an area with an important local vista NDP Policy VE13 2020 (Views and Vistas).
- The application for this site is premature as the exact route of the A27 Arundel Bypass is currently not known.

Learn from your mistakes with the Avisford Ghost development!! Thanks

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>