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7th October 2021

Jane Chew
Albert Villa
The Street
Walberton
West Sussex
BN18 0PF

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 6th October 2021 which has been recorded as an objection with the comments as follows:

OWPC40986

A major reason for objecting to this application is that this site is not included in the recently agreed Walberton Neighbourhood Development Plan. This land is a greenfield site and good quality agricultural land. As such it does not conform with the Neighbourhood Plan policy of prioritising brownfield land for development. Walberton Parish has already exceeded its housing requirement as part of the NDP and so this proposed development is not needed. 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) and is not present in Arun District Council's HELAA.

Secondly, it is concerning that this site has been proposed when, as yet, the A27 Arundel Bypass has not been finalised and the highway could potentially run through it. Should this site and the Arundel bypass go ahead then the houses and residents would be affected by noise and air pollution from the new highway. More thorough air quality and noise assessments need to be made in the light of the proposed Arundel bypass construction.

This application claims that the 75 houses would generate only 38 vehicle movements during the rush hour. This claim is based on a national average and is not appropriate for this semi-rural location. 2011 Census data confirms the high use of car ownership in this area mostly due to the lack of local employment opportunities and practical public transport options.

The addition of 75 dwellings will increase traffic through the village, in conflict with NDP Policy GA5, particularly if the access to the A27 from the northern end of Yapton Lane is changed by the proposed Arundel Bypass. The housing application suggests that 72% of site traffic will turn northwards up Yapton Lane which would not be possible if the bypass goes ahead and said traffic would travel through Walberton village itself. Yapton Lane is a very busy road and regularly used by HGVs. There is a fairly narrow pavement on one side and it is not an easy road to cross especially at peak times. The proposed access route into and out of the site would only add to traffic flow and danger to pedestrians.

Walberton is poorly served by public transport with limited services during the day and no buses in the evenings or on Sundays. Despite the claims of the application, Walberton's Friday only GP visits ended several years ago and the permanent Post Office has also been closed for years. Local employment opportunities are also limited hence the need for people to travel, usually by car, to nearby towns or further afield. It is inaccurate for the application to state that the location will "reduce the need to travel by car due to proximity to local services and public transport."

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>