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8th October 2021

Malcolm Castle  
11 Pound Road  
Walberton  
Arundel  
Bn180pu

**Case Officer:** Mrs A Gardner  
**Telephone:** 01903 737529  
**Email:** [Anita.Gardner@arun.gov.uk](mailto: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 7th October 2021 which has been recorded as an objection with the comments as follows:

OWPC41038

I am raising an objection to this planning application.

The site is not included in the recently made Walberton Neighborhood plan (NDP).

Walberton has already allocated in excess of it's requirement as part of the made NDP.

This site is not present in Arun District Council's HELAA.

It is outside the built-up area boundary.

The application is premature as the exact route of the A27 Arundel Bypass is not yet known. The final route may run through it.

The development will increase traffic through the village. Traffic surveys undertaken before the full relaxation of Covid restrictions may give falsely low readings. The statistics for traffic are based on a national average for car ownership. In this area there is a much higher degree of car ownership. This is due to the lack of both local employment facilities and practical public transport options.

More than half of the land in this application is classified as Grade 2 agricultural land and the remainder is classified as Grade 3a. Use of this for housing would be in conflict with Arun District Council Local Plan Policy SO DM1.

The report states that Walberton is well connected by local bus services. It fails to mention the frequency (very limited) and practicality of using these services for shopping and commuting (very poor).

It states that Walberton has a GP surgery. This closed several years ago.

There is reference to Walberton's Post Office, which closed several years ago.

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](mailto: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>