



**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

Parish Council Office, The Pavilion, The Street,
Walberton, Arundel, West Sussex, BN18 0PJ



4 October 2021.

Dear Sirs,

Re: WA/80/21/PL, Land East of Yapton Lane, Walberton BN18 0LJ

Walberton Parish Council wishes to raise an **OBJECTION** to this planning application. We have a number of concerns.

Site location

- This site is not included in the very recently made Walberton Neighbourhood Development Plan (NDP)
 - During the assessment phase, it was rejected by independent advisers AECOM because
 - “The site is greenfield therefore is not in conformity with the Neighbourhood Plan policy on prioritising brownfield land and it would impact the village character.” [a Neighbourhood Plan Core Objective]
 - “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. The final route may run through it.

Noise data

No noise data has yet been presented as part of the application to take into account the potential impact on residents from the A27 Arundel Bypass. ADC Local Plan Policy QE DM1 (New noise sensitive development states that, development “a. ... close to A27... must be supported by a noise exposure category (NEC) assessment and designed to ensure that residents will not be adversely affected by noise. And b. Consider both the likely level of exposure at the time of application and any increase that might be reasonably expected in the foreseeable future”

Air Quality Assessment (AQA)

Similarly, despite claiming to reflect consideration of future air quality impact on users of the development, the AQA report does not consider impacts of the potential A27 route at all. We note the findings of the study by Carey *et al*, BMJ Open 2018;8:e022404 (Are noise and air pollution related to the incidence of dementia? A cohort study in London, England) suggesting a link between traffic pollution and dementia, and the more recent study by UC Davis, California (<https://www.ucdavis.edu/news/air-quality-linked-increased-risk-alzheimers>) also demonstrating a potential risk.

Traffic

The addition of 75 dwellings will increase traffic through the village, in conflict with NDP Policy GA5 (Traffic management) especially should the access to the A27 from the northern end of Yapton Lane be altered as per current National Highways proposals for the Arundel Bypass. Indeed, the Traffic Assessment suggests that 72% of traffic will head north which will no longer be practical.

We are concerned that traffic surveys undertaken before the full relaxation of Covid restrictions (June) may give falsely low readings and a false impression of the local traffic situation.

The trip generation statistics presented suggest during rush hour only 38 vehicle movements from 75 dwellings. This estimation is based on a national average and is inappropriate for this locality. The most recently available Census data (2011) confirms the high (more than double the West Sussex average of 3 cars) degree of car ownership in this area which is due to the lack of both local employment facilities and practical public transport options.

Land

- Heritage and Archaeology
 - The proposed site is in a sensitive area, designated in the NDP as a Notification Area (NDP Policy VE11 2020). We note that the applicant has also confirmed the potential for Roman ruins on their geophysical survey. It is our opinion that the developer has not demonstrated that an alternative location for development in the Parish is not possible, in conflict with the aforementioned NDP policy.
 - While the planning statement acknowledges a number of Grade II listed buildings in the vicinity of the site, it omits the Grade II* listed St Mary’s Church, Binsted, whose setting will be affected.
- Agricultural land quality
 - $\frac{2}{3}$ 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 ADC Local Plan Policy SO DM1: “Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term.”

Social and Economic benefits statement

The Social and Economic benefits statement refers to “housing in close proximity to services, facilities and employment opportunities”.

- We note that the report is based on national averages rather than local statistics
- It states that “Walberton is well connected by local bus services.” It fails to mention the frequency (very limited) and practicality of using said services for shopping and commuting (very poor).
- It notes that Walberton has “Public houses.” When we last counted we could only identify one public house within the village, unless this is referring to the public house in neighbouring Binsted.
- It states that “Walberton has a GP surgery.” However this closed several years ago.
- There is reference to Walberton’s Post Office, but there has not been an actual Post Office in Walberton for many years.
- The statements states that the location will “reduce the need to travel by car due to proximity to local services and public transport.” We refer back to our previous comments concerning local car ownership statistics and public transport availability.

Yours sincerely,

(sent by email unsigned)

Andy Peppler

Parish Clerk, on behalf of Walberton Parish Council Planning Committee.