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12th October 2021

Christine Cooper
Green Hedges
Avisford Park Road
WALBERTON, ARUNDEL
West Sussex
BN18 0AP

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 11th October 2021 which has been recorded as an objection with the comments as follows:

OWPC41131

This application is flawed. The statements referring to car journeys is not representative of the actual needs to use a car in this area. There are irregular & infrequent bus services. We have NO doctors surgery, there is only a once weekly pop-up post office for one half day that could cease at any time. There is only one public house within Walberton, the other in Binsted is threatened by the proposed A27 Grey route. The traffic on Yapton Lane is already unbearable at times & needs only one parked car to cause problems. Two HGV's, of which there are many due to the route to the Ford HGV park, can only just squeeze through at a crawl. They are frequently damaging the granite cubes that edge the single footpath & breaking up the ground around the drains as they have to travel so close to the footpath. The ground is outside the neighbourhood plan and is not needed to provide the required number of new houses for Walberton. It would erode the strategic gap between the settlements of Binsted & Walberton which are ancient parishes. It is needed agricultural land as our food security is becoming ever more precarious due to world climate change. The carbon impact of new developments flies in the face of the statements coming from central & local governments. It could well be blighted before it starts by the re-routing of the A27. If that also cuts off the junction at the top of Yapton Road all traffic would head south on an already busy single carriageway with a level crossing towards the end, leading to congested narrow 30mph limits to Yapton & Ford which is yet to feel the impact of hundreds of already agreed new houses. Through the Street in Walberton would be impossible. It is already gridlocked at peak times & there are always parked cars causing hold up at the quietest times.

The land is vital to absorb water that would have nowhere to go but the lower lying road and existing properties in Walberton. Raw sewage overflows from drains at Blacksmiths Corner (The Street/Yapton Lane)

and throughout the street at times of heavy rainfall which is predicted to become far more frequent.

This land is outside the built up boundary & is not acceptable to the current ADC land plans. This application should be rejected without any further scrutiny

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>