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21st October 2021

Kevin Gormley
Lilypad, Yapton Lane, Walberton, UK
Walberton
BN18 0AR

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 20th October 2021 which has been recorded as an objection with the comments as follows:

OWPC41341

I want to OBJECT to this application for a variety of reasons:

1. The location is outside the recent Walberton Neighbourhood Development Plan, and is also not in the Arun DC HELAA.
2. Walberton has already fulfilled (and exceeded!) its required allocation of housing development.
3. The proposed site is classified as agricultural land, is outside the Built-up Area Boundary, and would appear to conflict with the Protected View policy in the Neighbourhood Plan. The recent Conservative Party Conference had the Prime Minister stating that Greenfield sites were NOT to be used for housing development.
4. There is the possibility that the new A27 may pass through part of the proposed site.
5. Yapton Lane, which would provide the only access to the proposed site is already overused, particularly by HGVs due to the nearby Ford park, and local nurseries. The lane's surface is often damaged by these HGVs.
6. The claimed village Doctor's surgery and Post Office have been closed for some years, and in general the village facilities, including school, are not suitable for extra people.
7. The claimed local bus service is currently not fit for purpose.
8. The proposed development would reduce the strategic gap between the villages of Walberton and Binsted.
9. The proposed site is very close to a known Roman villa, and there is potential for further Roman remains on the site.
10. There is currently a large amount of wildlife in the area of the site including Bats, Doormice, Deer, Egrets and many other varieties of birds and insects.
11. There would be unwelcome additional noise and air pollution should the site be approved.

All in all, a very unwelcome, unwanted and unnecessary Planning Application.

Yours

Kevin Gormley

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>