

Walberton Neighbourhood Plan – Reg 14 Report – Landowners’/Agents’ responses

Proposed Site	Comment
<p>Choller Farm adjoining Eastergate Lane: Henry Adams claims there is no justification for limiting growth to 60 units as that is not ADC formal policy. The NP should look further forward ahead to benefit the wider area. Claims LP and NP out of date and this site is convenient and suitable.</p>	<p>ADC have given clear support for working towards the 60 house target. Email dated 2 Sept 2020 –“Walberton were asked to test at least 60 dwellings via its Neighbourhood Plan review. This remains the most up to date guidance and position as the Arun Local Plan 2018 is still the most recently adopted part of the statutory Development Plan for Arun as it relates to Walberton.”</p> <p>This, combining with a further 400 new houses already committed more than satisfied the demonstrated need. The current market is very slow and it is unlikely that present permitted development will take place in near future. Parish is concerned that sustainable development of a community means a steady growth step by step. Services are barely adequate for the present population. These views backed by the AECOM Report.</p>
<p>Welbeck – their objection to the Reg 14 is in the form of a draft appeal against the last refusal of consent for development on this land. The claim is that development would be in sympathy with Dandara and careful landscaping would overcome previous landscape and access objections.</p>	<p>There is nothing new in the appeal draft. ADC and WPC have been consistent in opposition which reflect the overwhelming opposition of the population. Wandleys Lane will anyway come under pressure from Dandara; another estate of 157 would be ruinous. The Plan provides for the 60 extra homes and this site is not required.</p>
<p>Land south of Blacksmith’s Corner: This is a new site and has not been able to be assessed or put to the public. Henry Adams largely puts the</p>	<p>The site is unsuitable because it would impact on the biodiversity corridor, would impact on the setting of the Conservation Area and is protected being within the important gap between settlements. The site was not formally considered as it was submitted too late and is not needed.</p>

<p>same objections as for Choller (above). The claim is it is a natural extension of the village and well landscaped to reduce impact on the countryside.</p>	
<p>Land west of Tye Lane (Langmead): this objection comes in the form of a proposal to soon submit a planning application for 140 housing units. Henry Adams proposes access from Tye Lane plus emergency and cycleway at the west end by Field Close. They wrongly claim AECOM's report was a desk study.</p>	<p>The site was proposed in 2018 but has been overwhelmingly opposed by residents. There are likely to be severe drainage issues and the open field is seen as an essential setting for the village. When land to the east of Tye Lane was developed, the Highway Authority agreed with the Parish Council that the road was not suitable being too narrow and with an almost blind T-junction into The Street. Furthermore, three of the four offline options for the A27 Arundel Bypass would close the northern junction into to the A27. These consistently held views were confirmed by AECOM's assessment which followed careful site inspections.</p>
<p>Pigeon House Farm: Lichfields thought that the land would be a natural extension to the village, although recognised that an application now might be premature.</p>	<p>Access to this land via Dairy Lane would be quite inadequate. Most importantly, the land forms part of the gap between settlements which is a key element in preventing the coalescence between Walberton and Barnham/Eastergate.</p>