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From: Brian Banister [REDACTED]
Sent: 16 January 2022 18:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/127/21/OUT

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Thankyou for the consultation. The comments of the **Arun District Conservation Area Advisory Panel** are as follows:

Objection

The Panel still consider that the proposed new vehicular access from Tye Lane together with its attendant visibility splays, footpaths etc will materially detract from the rural character of the road which represents an important northern approach into the conservation area. As such the road also forms part of the setting of the conservation area which is itself essentially rural in character, reflective of its agricultural origins.

There are also concerns that the additional traffic flows in The Street generated by the proposed development will exacerbate the current problem where through traffic levels detract from the rural character and ambience of the conservation area due to the road's narrowness, configuration and existence of on-street parking.

Although layout and design are intended to be reserved matters, from the indicative layout submitted with the application it is clear that little thought has been given to the historic and rural context of the site. No special care seems to have been taken in respect of the need for a building form, type, scale, massing and disposition appropriate for such an historic and rural setting. An unimaginative, suburban, 'anywhere', mass builder standard estate layout will not be appropriate for what will be, if planning permission is granted, a major northward extension of an important historic and attractive coastal plain village with a distinctive rural character. The Council's Design Guide and several publications by national and local bodies provide ample advice and examples of good practice for development in rural and historic area contexts.

It is considered that the proposal fails to comply with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of conservation areas and their settings. In addition, from the information submitted with the application, the proposed development will fail to meet national and local policy requirements for good design and the retention and enhancement of local distinctiveness and sense of place.

Kind regards

Brian Banister

On behalf of ADCAAP

On 10 Jan 2022, at 11:49, planning.responses@arun.gov.uk wrote:

To: **Mr Brian Banister(CAAC)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

**Town & Country Planning (Development Management Procedure) (England) Order
2015 - Article 5**

Outline Consent

Application No: WA/127/21/OUT

Registered: 21st December 2021

Site Address: Land west of Tye Lane Walberton

Grid Reference: 496879 106315

Description of Works: Outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 10th February 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Michael Eastham

Planning Officer- Arun District Council

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Email: michael.eastham@arun.gov.uk

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