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From: Brian Banister [REDACTED]
Sent: 29 January 2022 11:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: WA/2/22/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 consider that the proposal represents an unfortunate southward extension of the village into the countryside, detracting from its compactness, rural character and setting.

If planning permission is granted then given the open nature of the land to the south and with no significant edge or boundary there could be a precedent for a further, later, southwards extension of residential development to the further detriment of the character of the historic village.

The new access together with its attendant visibility splays and possible pavements and lighting will detract from the rural character of this section of Yapton Lane. The details of the junction are included in an Appendix 7 to the Transport Statement but, unfortunately, this seems to be missing from the ADC planning application webpage. If pavements are proposed, or required by the Highway Authority, along the whole or part of the Yapton Road frontage then there will be further detriment to the rural character of the road and the approach into the Conservation Area.

It is also unknown whether the visibility splays shown on the concept plan will impact on the existing, attractive, low flint wall along the Yapton Lane frontage which again is important to the rural approach into, and setting of, the conservation area. Given that access is not a reserved matter then the Council, if it is ultimately minded to grant outline planning permission, should establish whether the flint wall will be affected or not by the splays and if it is (due to its height) ensure that the section affected is rebuilt to the correct standard behind the splay lines.

There may be some possible obstructions or detriment to the settings of listed buildings and the conservation area when viewed northwards from public footpaths to the south of the site and that requires a detailed inspection and assessment by ADC regarding the degree of impact.

For the above reasons the Panel consider that the proposal will have an adverse effect on the setting of the conservation area and the approach in to it. As such it is considered that the proposal will conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated heritage assets and their settings.

Although all matters except for access are reserved, if the Council is ultimately minded to grant outline planning permission it is recommended that it should be made clear at this early stage that, given the sensitive rural and historic context:-

(1) a high standard of design and layout will be required, including materials and finishes. There is ample guidance and examples of good practice in respect of building forms and layout appropriate for rural contexts given in ADC's Design Guide and other national and local publications. A standard, suburban, 'anywhere', mundane design solution will simply not be appropriate or acceptable in this sensitive location.

(2) it is essential that the existing tree screen along the Yapton Lane frontage is retained and preferably strengthened and enlarged. Its long term retention and proper management needs to be secured if not by planning condition then by legal agreement.

(3) a high standard of boundary treatment needs to be provided.

(4) the existing flint wall is mentioned above and any alterations to it, or new sections, need to be sympathetically undertaken in accordance with best practice flint construction.

(5) should pavements have to be provided along the Yapton Lane frontage then the materials used should be appropriate for the rural setting, including the use of granite sett kerbing to match the existing pavements to the north.

(6) street lighting needs to be kept to the absolute minimum necessary for safety and the lighting units will need careful design given the location.

Brian Banister

On behalf of ADCAAP

On 20 Jan 2022, at 10:18, 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/2/22/OUT

Registered: 13th January 2022

Site Address: Land West Of Yapton Lane Walberton

Grid Reference: 497582 105586

Description of Works: Outline planning application with all matters reserved, other than means of access, for the construction of up to 48 dwellings (30% affordable homes) and dental/doctors' surgery (Use Class E (e)). This application may affect the setting of a listed building & may affect the Walberton Village Conservation Area.

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 24th 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

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