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John Pilling
12 The Meadows
BN18 0PB

3rd February 2022

Dear Sir/Madam,

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: WA/2/22/OUT
Site Address: Land West Of Yapton Lane Walberton
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).

Thank you for your internet representation made on 2nd February 2022 which has been recorded as an objection with the comments as follows:

OWPC43988

This proposed development lies outside the built up area, borders a conservation area, is in contravention of the Walberton Neighbourhood Plan and will impede adversely the setting of Walberton Care Home, depriving its elderly occupants of an important open vista. The access road will require the destruction of a section of old flint wall. It will cut across a permissive footpath which is much used and much appreciated by villagers as a quiet and tranquil wooded area. The footpath will be incorporated in a section of the approach road which will completely spoil a beautiful country walk as well as requiring pedestrians to cross the access road. Yapton Lane is already very busy and that traffic density will increase with residential development in villages to the south and, with the A27 Arundel bypass will become a route into the village in order to access the new A27. Cycling along that road, already hazardous, will become increasingly dangerous. Without pedestrian access to the village the village amenities are likely to be accessed mainly by car. The suggested provision of doctor's and dentist's surgeries fails to understand the inability currently to staff the existing GP surgeries which are and will remain under siege. Flintcroft surgery has not been staffed on a regular basis for years. There is little chance that it will reopen fully in the foreseeable future. This development is unwelcome and unnecessary.

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](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>