



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

4th February 2022

Jo Shackleton and Philip Skerritt
Myrtle Villa
Avisford Park Road
Walberton
BN180AP

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/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 3rd February 2022 which has been recorded as an objection with the comments as follows:

OWPC44029

We strongly object to this planning application.

The site is not part of the recently made Walberton Neighbourhood Plan (WNP) and is outside the built-up area boundary, in conflict with Arun Local Plan (ALP) Policy SD SP2 and WNP policy HP1. Its close proximity to a Biodiversity Corridor (WNP Policy VE10 2020) with its colony of Pipistrelle bats also makes it highly unsuitable.

The proposed site entrance is likely to lead to the loss of a length of traditional flint wall on Yapton Lane, to the detriment of the rural character of the road and the approach to the Conservation Area, contrary to WNP Policy VE12. It will also lead to the loss of an area of woodland with many mature and varied trees. It will severely impact pedestrian use of the permissive path which is a much used and highly valued woodland route that avoids walking on Yapton Lane - a dangerous route for pedestrians with no footpath and increasing levels of traffic, including many HGVs.

The provision of a GP and dental surgery seems a rather cynical ploy and one which is highly unlikely to be deliverable in terms of the shortage of appropriate medical staff. We already have the Flintcroft surgery building in the village - we just don't happen to have any medical staff to practise there! There is already a good NHS dental practice in the village.

The current government is committed to supporting the brownfield regeneration of our towns and cities, in

order to protect more of our green spaces and the Green Belt. It is unacceptable therefore to attempt to develop yet another green field in the village. It is also unacceptable that the residents of the highly-regarded care home Walberton Place should have their remaining years disrupted by the noise, dust and pollution of a building site and their view of an open green space replaced by a housing estate.

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>