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10th February 2022

David Rawlings
26 The Meadows
Walberton
West Sussex
BN18 0PB

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 8th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44145

1. The site is not part of the recently made Walberton Neighbourhood Plan (WNP)
2. The site is outside the built-up area boundary, in conflict with Arun Local Plan (ALP) Policy SD SP2 and WNP policy HP1.
3. The extension further south encroaches on the gap between settlements, contrary to ALP Policy SD SP3
- 4.. The site entrance may lead to the loss of a length of flint wall along Yapton Lane, contrary to WNP Policy VE12 2020 - Flint walls
It will also lead to the loss of an area of woodland with many mature and varied trees.a harmful impact on the setting of the Conservation Area, in conflict with WNP Policy VE4
5. Pedestrian access, as there are no pavements along Yapton Lane , nor is there a dedicated cycleway.
6. Traffic modelling totally underestimated the number of vehicle trips generated by a development of this size, limited bus service and oversubscribed local schools.
Main shopping trips still require travel outside the village.
7. With the proposed A27 Grey Route by Highways England (HE) closing Yapton lane to through traffic, creating a rat run through Walberton and Fontwell to get to the A27 of 1300 vehicles by the latest estimate

and that is via.

This planning application cannot be allowed to proceed.

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>