



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

10th February 2022

Jane Chew
Albert
Villa
Walberton
West Sussex
BN18 0PF

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:

OWPC44207

I oppose this application:

The Walberton Neighbourhood Plan was agreed and approved last year and Walberton Parish already far exceeds the required number of new houses in the current Plan period up to 2031. This proposed site is not part of the local neighbourhood Plan. The site is on Grade 1 agricultural land and Arun's own policy, ALP SO DM1, requires the applicant to fully demonstrate its use for development. Likewise, this site is outside the Built-Up Area and so conflicts with WNP policy HP1 and ALP policy SD SP2. The applicant also needs to recognise that this proposed development is close to Biodiversity Corridor with its colony of Pipistrelle bats and should evidence how biodiversity will be protected.

The site opens on to Yapton Lane, a busy road taking commuter traffic to and from the A27 and numerous articulated lorries throughout the day from the A259 and from industry around Yapton and Ford and the horticultural nurseries around Barnham and Walberton. This is a lane without pavements on either side so no easy road for pedestrians to negotiate unless they can use the path through the wood. This path would currently require suitable wet weather footwear in the winter months. Equally, Yapton lane is not a safe road for cyclists with the large heavy vehicles throughout the day and it is too narrow for a demarcated cycle route. There have been serious accidents with cyclists and pedestrians over the years.

Plans seem to show that a stretch of flint wall would be lost in order to construct the entrance to the site. This would be contrary to WNP Policy VE12 2020 - Flint walls and would mean losing some of the linear woodland surrounding the current permissive path.

48 houses would very likely generate around 75 cars given that many households in this area have two cars

due to its rural nature and lack of regular public transport. The majority of adults will need to travel to work as there are limited employment opportunities in the area. Shops in the village provide limited retail opportunities - an Estate Agency, a launderette, a hair salon, a dental surgery and a corner store, (plus an empty shop) so people will have to travel for many purchases. It seems strange, therefore, that the application proposes no parking spaces as future residents would find it difficult to live there without their own transport.

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>