



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

Terry Hyland
Dean Cottage
The Street
Walberton
BN18 0QA

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 9th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44227

I strongly object to this application and would like to make the following comments:

- The site is not part of the recently made Walberton Neighbourhood Plan (WNP) which allocates in excess of the required number of dwellings for the current Plan period. What is the point of such a plan if developers can simply ignore it and submit inappropriate applications. Surely this application should be rejected on this basis alone.
- The site is outside the built-up area boundary, in conflict with Arun Local Plan (ALP) Policy SD SP2 and WNP policy HP1.
- The extension further south encroaches on the gap between settlements, contrary to ALP Policy SD SP3.
- The development will have a harmful impact on the setting of the Conservation Area, in conflict with WNP Policy VE4.
- Traffic modelling would appear to underestimate the number of vehicle trips generated by a development of this size, given the lack of local employment opportunities and limited bus service. Main shopping trips still require travel outside the village.
- Pedestrian access to the development is unclear. There are no pavements along Yapton Lane and the 'permissive path' in its current form is not practical for general use.
- It is disputable that the local highway network is completely safe for cyclists to use - the accident data provided by the applicant includes collisions with both a bicycle and a pedestrian.
- The application forms state that the development will add no parking spaces and assume that this is an error as spaces would be expected to be added for the residences.

Please reject this application.

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>