



WALBERTON PARISH COUNCIL INCLUDING FONTWELL AND BINSTED

Parish Council Office, The Pavilion, The Street,
Walberton, Arundel, West Sussex, BN18 0PJ

11 February 2022

To: Planning Department
Arun District Council

Dear Sirs,

Ref: Planning application WA/2/22/OUT - Land West of Yapton Lane

Walberton Parish Council **objects** to this planning application. The grounds for this are detailed below:

- 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.
- 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 site entrance may lead to the loss of a length of flint wall along Yapton Lane, to the detriment of the rural character of the road and the approach to the Conservation Area, 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.
- 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.
- We dispute 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 site is grade 1 agricultural land. Use for development as required by ALP Policy SO DM1 has not been demonstrated. For example, no consideration to DEFRA's Soil Strategy for England is referenced.

- We note that the application forms states 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.

- The development is in close proximity to a Biodiversity Corridor (WNP Policy VE10 2020) - corridor 5 in the Plan with its colony of Pipistrelle bats. The response in the application form under 13(b) says 'no' which we dispute. Detail of how biodiversity will be protected (and net gain will be achieved) as required by ALP Policy ENV DM5 will be satisfied is not evident.

Yours sincerely,

(Sent unsigned by email)

Andy Peppler.

Parish Clerk, Walberton Parish Council on behalf of the Planning Committee