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21st February 2022

Angela Rollinson
Marechal
Yapton Lane
Walberton
BN18 0AR

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 21st February 2022 which has been recorded as an objection with the comments as follows:

OWPC44547

The site is outside of the made Walberton Neighbourhood Plan which allocates in excess of the required number of dwellings.

The site impacts on the Walberton Village Conservation area and the site access would lead to a loss of flint wall. There would also be a loss of natural woodland. Any 'enhancement' of the permissive path would require pruning of trees and damage to tree roots. The developers do not seem to have noticed that Walberton already has a dental surgery but that the Post Office closed some 3 or 4 years ago, although we do have a half day 'visiting' PO. The bus services in Walberton are very limited hence shopping requires travel outside of the village, thus one would expect all 48 units to have at least one vehicle which would increase the already heavy rat running on Yapton Lane. Living on Yapton Lane I cannot agree with assumption the site would be safe to encourage cyclists. Yapton Lane is heavily used by HGVs, and too narrow at some parts for HGVs travelling in opposite directions to pass each other. HGVs have problems circumventing Blacksmiths Roundabout near to the site and often mount the footway travelling north towards the A27. The tailbacks that occur when the Yapton Lane level crossings are closed increase the level of air pollution. The current change in the Highway Code giving cyclists priority would be impossible giving the traffic movements in Yapton Lane and The Street. It is noted that the site is Grade 1 Agricultural Land and given its proximity to site of a Roman Villa the opposite side of Yapton Lane it should be investigated for having similar archeological finds.

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](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>