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8th March 2022

Veronica Castle
11 Pound Road
Walberton
BN18 0PU

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 4th March 2022 which has been recorded as an objection with the comments as follows:

OWPC44914

- 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 site entrance will likely 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. This is an ecological tragedy and underlines the ambivalence of this planner to such a key issue particularly at this time.
- Traffic modelling grossly underestimates 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 being no more than a muddy footpath permitting single use with very few passing places.

The provision of a doctor's surgery is at a location that is away from convenient access to the local population. None of the local surgeries have any interest in expansion to the village. Provision of a building will not address the shortage of medical professionals that exist in general so its staffing will be a challenge. As such, it can be discounted as a benefit to the site. A matter of health and safety relates to commercial waste of a biohazardous nature, a fact that is denied in the application form in Q21, a blatant misrepresentation of the facts.

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.

- 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 is not evident.

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>